The Order of the Court is stated below:
Dated: November 02, 2026 03:12:08 PM **/s/** JOEL FERRE
District Court Judge

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Parcel Numbers: 21-27-282-001;
21-27-276-023

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY SALT LAKE CITY DEPARTMENT, STATE OF UTAH	
SAMUEL R. CRAW, and BRIANNA L. CRAW, Plaintiffs, v. SHERMAN L. TAYLOR, Defendant.	**DEFAULT JUDGMENT QUIETING TITLE** Civil No. 260905810 Judge Joel Ferre Discovery Tier 2

In this action Defendant Sherman L. Taylor, was regularly served with process, and, having failed to appear and answer Plaintiffs' Complaint filed herein, and the time allowed by law for answering having expired, the default of the Defendant was duly entered according to law. Upon the application of Plaintiffs to the above-entitled Court, declaratory judgment is hereby entered against Sherman L. Taylor ("Mr. Taylor"), pursuant to the Complaint.

FINDINGS AND CONCLUSIONS

The Court, having considered the pleadings and evidence on file, and based on all of the evidence currently before the Court, now makes the following findings and conclusions and enters the following findings of fact and conclusions of law.

1. At all times relevant to this complaint, Plaintiff Samuel R. Craw and Brianna L. Craw (the "Craws") have possessed residential real property located at 7272 S Characters Lane, West Jordan, Utah 84084 (the "Craw Property"). The Craw Property is more particularly described as follows:

> Lot 315, ERICSON ESTATES PHASE 3, according to the official plat thereof, recorded in Book 96-8P of Plats at Page 264, records of Salt Lake County, State of Utah.
>
> Parcel Identification No. 21-27-282-001

2. The Craws purchased the Craw Property from Lucimar S. Ottoni (who is not a party to this lawsuit) in 2005. Mr. Ottoni conveyed the Craw Property to the Craws pursuant to a Warranty Deed which was recorded in the Salt Lake County Recorder's Office on September 22, 2005, as Entry 9498988, Book 9192, Page 763 (the "2005 Deed"). A true and correct copy of the 2005 Deed is attached to the Plaintiffs' Complaint as Exhibit A.

3. The 2005 Deed mistakenly identified Samuel Craw as Samuel "Cran." The error was corrected in that certain Quit Claim Deed which was recorded in the Salt Lake County Recorder's Office on September 24, 2008, as Entry 10527649, Book 9645, Page 5102 (the "2008 Deed"). A true and correct copy of the 2008 Deed is attached to the Complaint as Exhibit B.

4. The Craws took possession of the Craw Property no later than September 22, 2005.

5. When the Craws took possession of the Craw Property, there was an existing 6-foot chain link fence, with white inserts, on the north side of the property. The Craws believed at the time that the fence marked the boundary between the Craw Property and the property owned by Defendant Sherman L. Taylor. However, the actual boundary lies between 4 to 8 feet to the south of the chain link fence. Exhibit C attached to Plaintiff's Complaint shows the location of the chain link fence in relation to the actual boundary between the subject properties.

6. The property at issue which is owned by Mr. Taylor has a street address of 7218 S Temple Dr., West Jordan, Utah 84084 (the "Taylor Property"), and is more particularly described as follows:

> Beginning North 0°04'10" West 1215.33 feet & South 89°56'42" West 33 feet & South 0°04'10" East 165 feet & South 89°56'42" West 528 feet & South 0°04'10" East 167.36 feet & South 89°39'09" West 199 feet, more or less, from the East 1/4 Corner, Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°01'50" West 164.84 feet; South 89°56'42" West 14.55 feet; North 0°01'50" West 168.54 feet; South 89°56'42" West 545.67 feet; South 0°04'10" East 330 feet; North 89°56'42" East 560 feet, more or less, to the point of beginning.
>
> Parcel Identification No. 21-27-276-023

7. According to aerial photographs of the area, the chain link fence has been in place since at least October 1997.

8. 12. For more than 20 consecutive years, the Craws and their predecessors in interest, including Lucimar S. Ottoni, treated the chain link fence as the boundary between the

Craw Property and the Taylor Property.

9. The Craws and their predecessors occupied the Craw Property and the strip of ground up to the fence in such a way that gave reasonable notice to Mr. Taylor that they claimed the fence as the boundary.

10. For their part, the Craws cut weeds up to the fence, and stored vehicles and other large items on the strip of ground between their concrete driveway and the chain link fence (the "Strip"). The Craws also constructed a shed on the westernmost portion of the Strip.

11. For more than 20 years, Mr. Taylor did not object to the Craws' (or their predecessors') maintenance of the Strip, the parking of vehicles, or the construction of the shed, and he did not inform the Craws (or their predecessors) that he did not consider the fence to be the boundary between the properties.

12. Mr. Taylor acquiesced to the fence as the boundary between the subject properties.

13. In September, 2026, after Mr. Taylor defaulted in this case, Plaintiff Samuel R. Craw hired Ensign Engineering to create a boundary line survey of the Strip. Ensign Engineering produced the survey on or about September 22, 2026. A true and correct copy of the survey, together with a metes and bounds legal description of the Strip, which was created by Ensign Engineering in connection with the survey, is attached to the Declaration of Samual R. Craw, dated October 13, 2026, as Exhibit A.

14. The Strip is located in Salt Lake County, Utah, and, pursuant to the Ensign Engineering survey, is more particularly described as follows:

A parcel of land situated in the Northeast Quarter of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the northeast corner of Lot 315 of Erickson Estates Subdivision Phase 3, recorded in Book 96-8P at Page 264 in the Office of the Salt Lake County Recorder, said point also being North 00°04'10" West 878.28 feet and West 1,149.97 feet from the East Quarter Corner of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the northerly boundary line of said Lot 315 the following two (2) courses:

(1) North 89°53'53" West 135.06 feet;

(2) South 89°57'03" West 45.11 feet to the easterly boundary line of Erickson Estates Subdivision Phase 2, recorded in Book 96-8P at Page 291 in the Office of the Salt Lake County Recorder;

thence North 0°04'10" West 27.48 feet along said easterly boundary line to an existing fence line;

thence along said existing fence line the following five (5) courses:

(1) South 18°35'00" East 13.90 feet;

(2) South 52°26'07" East 8.03 feet;

(3) South 76°59'28" East 8.41 feet;

(4) South 88°13'32" East 90.84 feet;

(5) South 89°41'43" East 70.40 feet to the extension of the northerly right-of-way line of Characters Lane (1470 West);

thence South 0°04'10" East 4.53 feet along said extension to the point of beginning.

Contains 1,120 Square Feet or 0.026 Acres

DECLARATORY JUDGMENT

WHEREFORE, based on the foregoing findings and conclusions, and pursuant to Utah Code Ann. Section 78B-6-401, *et. seq*. IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

15. That the Craws and Mr. Taylor are adjoining property owners.

16. ~~That t~~The chain link fence creates a visible line between the Craw Property and

the Taylor Property, which has been treated as the boundary between the properties.

17. The Craws' and their predecessors' occupation of the Strip up to the chain link fence was done in such a way that gave notice to Mr. Taylor that they were using the fence as the boundary between the Craw Property and the Taylor Property.

18. The Craws (and their predecessors) and Mr. Taylor mutually acquiesced to the fence as the boundary between their respective properties for at least 20 years.

19. The Craws have satisfied the elements of boundary by acquiescence.

20. Title to the Strip is hereby quieted in favor of Samuel R. Craw and Brianna L. Craw, and against Sherman L. Taylor pursuant to Utah Code Ann. Section 78B-6-1301, eliminating any and all interest of Sherman L. Taylor in or to the Strip.

*****EXECUTED AND ENTERED BY THE COURT AS INDICATED BY THE DATE AND SEAL AT THE TOP OF THE FIRST PAGE. *****