

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

13175537
1/22/2020 3:31:00 PM \$40.00
Book - 10887 Pg - 5078-5081
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

File No.: 117656-WHF

Mail tax notice to:

Nannette Belew, Successor Trustee

950 E Forest View Ave
SLC, UT 84106

SUCCESSOR TRUSTEE'S AFFIDAVIT

I, the undersigned Nannette Belew, as Successor Trustee of The Anne Smart-Pearce Family Trust, do hereby affirm the following:

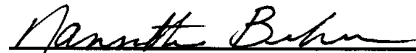
1. Verification of Trust: This is to certify by the present successor trustee that the copy of the Trust Agreement provided herewith is a true and correct copy of the The Anne Smart-Pearce Family Trust dated June 10, 2009 (The "Trust"), as it may have been amended, and that it is in full force and effect and that it has not been revoked or terminated.
2. That I was well and personally acquainted with Anne Smart-Pearce, the trustee named in that certain Quit Claim Deed recorded September 1, 2009, as Entry no 10789668, records of the Salt Lake County Recorder, Utah.
3. That I know of my own knowledge that Anne Smart-Pearce in the said deed and Anne Rae Smart-Pearce mentioned in the attached Certificate of Death was one and the same person.
4. Pursuant to the terms of the trust, and the successor trustee provisions therein, I have been duly appointed and named as successor trustee of the Trust.
5. I have full power to convey title, sell, or enter into any contract pertaining to real property currently held in the Trust. Said Property is located in Salt Lake County, State of Utah, and more particularly described as:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 16-29-278-021 (for reference purposes only)

6. The trust has not been terminated or amended in any way to restrict my ability to convey title to the above-mentioned property.
7. I am still the current trustee of the Trust, and there are no new co-trustees.
8. In light of the foregoing facts, the undersigned, in consideration of the issuance by Stewart Title Guaranty Company of a policy of Title Insurance covering the said Property in the manner described, the undersigned, hereby promises, covenants and agrees to hold harmless, protect and indemnify Cottonwood Title Insurance Agency, Inc. and Stewart Title Guaranty Company against those liabilities, losses, damages, expenses and charges that may arise as a result of this transaction and conveyance of property.

Signed this January 21st, 2020

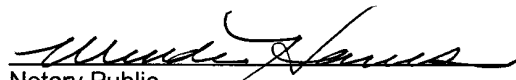


Nannette Belew
Successor Trustee

State of Utah

County of Salt Lake

On this January 21st, 2020, personally appeared before me Nannette Belew, the successor trustee named above who acknowledged the foregoing instrument.



Notary Public

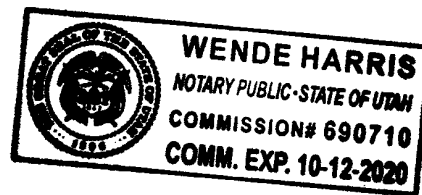


EXHIBIT A

PARCEL 1:

Beginning at the Northwest corner of Lot 4, Block 27, 10 Acre Plat A, Big Field Survey; thence North 89°53' East 354.6 feet; thence North 00°01' East 41.25 feet; thence East 277.66 feet; thence South 68°58'10" East 114.95 feet; thence Southerly 77 feet, more or less; thence South 85°37' West 93.7 feet; thence South 40°45' East 118 feet; thence South 89°35' West 284.4 feet; thence North 00°21' West 122.6 feet; thence North 82°45' West 131.3 feet; thence North 89°56' West 325 feet; thence North 02° East 16.5 feet to the beginning.

LESS canal.

Historically being described as follows:

Commencing at the Northwest corner of Lot 4, Block 27, Ten Acre Plat "A", Big Field Survey, which said point of beginning is South 00°02' West 2872.9 feet from stone at the Northwest corner of said Block 27 and running thence North 89°53' East along the South line of Edward Hensley's land and along the North line of said Lot 4, 354.6 feet; thence North 00°01' East 33 feet, more or less, to the South line of said Hensley's land; thence North 89°42' East along said South line 241.0 feet; thence South 70°46' East along the South line of said Hensley's land 121.8 feet; thence South 37°16' East 77 feet; thence South 85°37' West 93.7 feet; thence South 40°45' East 118 feet, more or less, to the North line of the Salt Lake Pressed Brick Company's land; thence South 89°35' West 284.4 feet; thence North 00°21' West 122.6 feet; thence North 82°45' West 131.3 feet; thence North 89°56' West 325 feet to the West line of said Lot 4; thence North 00°03' East 16.5 feet along the West line of said Lot 4 to the place of beginning.

PARCEL 1A:

Beginning at the Southwest corner of Lot 5, Block 27, 10 Acre Plat "A", Big Field Survey and running thence North 00°03'44" East 82.00 feet along the West line of said Lot 5, and East line of Jardine Park Amended Subdivision; thence South 21°16'03" East 87.98 feet to the South line of said Lot 5; thence South 89°58'22" West 32.00 feet to the point of beginning.

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

BK 10887 PG 5081

CERTIFICATE OF DEATH

State File Number: 2017006836

Anne Rae Smart-Pearce

DECEDENT INFORMATION

Date of Death:	May 9, 2017	Time of Death:	18:34
City of Death:	Salt Lake City	County of Death:	Salt Lake
Age:	93	Date of Birth:	May 10, 1923
Place of Birth:	Roosevelt, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Divorced
Spouse's Name:		Usual Occupation:	Business Owner
Industry/Business:	Photography	Education:	Associate Degree
Residence:	Salt Lake City, Utah	Parent or Father:	Charles Edward Pearce
Parent or Mother:	Edna Smart	Facility Type:	Daughter's Home
Facility or Address:	1460 East Highland Cove Lane, #318		

INFORMANT INFORMATION

Name:	Nannette M Belew	Relationship:	Daughter
Mailing Address:	950 East Forest View Avenue, Salt Lake City, Utah 84106		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Salt Lake City Cemetery, Salt Lake City, Utah
Date of Disposition:	May 13, 2017

FUNERAL HOME INFORMATION

Funeral Home:	McDougal Funeral Home
Address:	4330 South Redwood Road, Salt Lake City, Utah 84123
Funeral Director:	Darren L Parker

MEDICAL CERTIFICATION

Medical Professional:	Bret R Boyle DO, Solstice Hospice and Palliative Care, 1940 South 1100 East, Salt Lake City, Utah 84106
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CAUSE OF DEATH

Heart Failure [Onset: 10 Years]
Other significant conditions: Hypertension
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: May 17, 2017

Date Issued: May 17, 2017

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
Security features of this official document include: High Resolution Border, V & R images in top cycloids, and microtext.
This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.

Richard J. Oborn

Richard J. Oborn, MPA
State Registrar
Rev. 1/16



065290903

Gary L. Edwards

Gary L. Edwards
Director/Health Officer
County/District Health
Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

When Recorded Mail To:
Beth MaCodee
3025 South 1100 East
Salt Lake City, UT 84106

13271586
5/15/2020 4:24:00 PM \$40.00
Book - 10944 Pg - 7601-7603
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PINNACLE TITLE CO.
BY: eCASH, DEPUTY - EF 3 P.

Affidavit of Successor Trustee

BECOMES NOW, the undersigned, Beth MaCodee, who duly sworn does state as follows:


1. That the Affiant is of legal age.
2. This Affidavit concerns certain real property located in the County of Salt Lake, State of Utah, more particularly described as follows:

See attached legal description

Tax ID No.: 16-29-278-021

3. The heretofore said property is titled in the name of Anne Smart-Pearce as Trustee of The Anne Smart-Pearce Family Trust dated the 10th day of June, 2009.
4. The said Trustee(s), Anne Smart-Pearce is/are now deceased as evidenced by the death certificate(s) attached hereto and incorporated herein by this reference.
5. The undersigned has been designated as the Successor Trustee of the Anne Smart-Pearce Family Trust, dated the 10th day of June, 2009 pursuant to Paragraph 3 of said Trust.
6. The undersigned does hereby request that the title to said property be placed in the name of the Undersigned, as Successor Trustee.

Dated: May 15, 2020



Beth MaCodee

State of Utah)
) ss
County of Salt Lake)

On May 15, 2020 personally appeared before me Beth MaCodee the signer of the above instrument, who duly acknowledged to me that such person(s) executed the same.

Witness my hand and official seal.



Notary Public

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Pinnacle Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

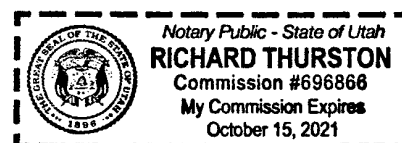


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Place of Birth:	Roosevelt, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Divorced
Spouse's Name:		Usual Occupation:	Business Owner
Industry/Business:	Photography	Education:	Associate Degree
Residence:	Salt Lake City, Utah	Parent or Father:	Charles Edward Pearce
Parent or Mother:	Edna Smart	Facility Type:	Daughter's Home
Facility or Address:	1460 East Highland Cove Lane, #318		

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Name:	Nannette M Belew	Relationship:	Daughter
Mailing Address:	950 East Forest View Avenue, Salt Lake City, Utah 84106		

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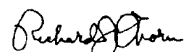
CAUSE OF DEATH

Heart Failure [Onset: 10 Years]
Other significant conditions: Hypertension
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: May 17, 2017

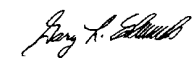
Date Issued: May 17, 2017

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Richard J. Oborn, MPA
State Registrar
Rev. 1/16



065290903


Gary L. Edwards
Director/Health Officer
County/District Health
Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE