

When Recorded Mail To:  
James Denos  
982 West Greenoaks Drive  
Murray UT 84123

14009247 B: 11369 P: 448 Total Pages: 1  
08/31/2022 12:49 PM By: aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PINNACLE TITLE  
5292 SOUTH COLLEGE DRIVE #104SALT LAKE CITY, UT 84123



# Affidavit of Successor Trustee

Order No.: 101004

BECOMES NOW, the undersigned, James Duke Denos, being of legal age and being first duly sworn do hereby depose and state as follows:

1. I/We am/are personally familiar with the matters set forth herein.
2. This Affidavit concerns certain real property located in the County of Salt Lake, State of Utah, more particularly described as follows:

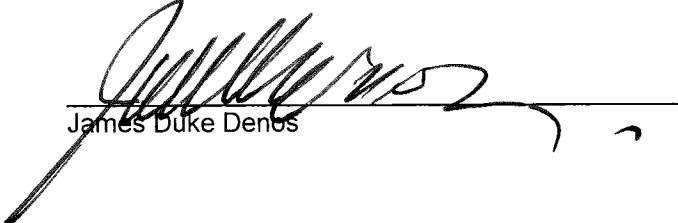
**Lot 325 Walden Ridge Phase 3 Subdivision, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, State of Utah.**

**(known as: 982 West Greenoaks Dr., Murray, UT 84123)**

**Tax ID No.: 21-14-404-009**

3. Carol Abel. Meyers, the decedent in the certificate(s) of death which was recorded October 21, 2021, as Entry No. 13804625, in Book 11257 at Page 5294-5295, is/are the same person(s) as Carol M. Meyers, named as a party in the deed to real property recorded June 8, 2005, as Salt Lake County Recorder's Entry No. 9398947.
4. The undersigned, James Duke Denos, certifies under penalty of perjury that the The Denos/Meyers 2000 Living Trust, dated June 5, 2000 has not been revoked, modified or amended except as may be state hereon, and that under the terms of the Trust Agreement as amended, he/she is appointed as the Successor Trustee upon the death of Carol M. Meyers, pursuant to Paragraph 1.3 part A, and that as such he/she has all the powers of the Trustee relating to the subject property, including without limitation, the power to:
  - (a) Purchase, sell, convey, transfer, lease, encumber, mortgage, manage and otherwise deal with the real property referred to above;
  - (b) Make, endorse, accept, receive, sign, execute, acknowledge, and deliver deeds, with or without warranties, deeds of trust, mortgages, leases, assignments, agreements, certificates, checks, notes, bonds, vouchers, receipts, proxies, minutes, tax returns and any other instruments of writing of whatever kind pertaining to the real property described above.
5. Third parties may rely upon the representations of this affidavit and may reply on copies of this affidavit.

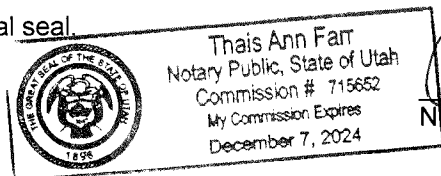
Dated: August 30, 2022


  
 \_\_\_\_\_  
 James Duke Denos

State of Utah            )  
                                   ) ss  
 County of Salt Lake    )

On August 30, 2022 personally appeared before me James Duke Denos 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