

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1216 W. Legacy Crossing Blvd., Suite 100
Centerville, UT 84014

14196546 B: 11467 P: 4337 Total Pages: 2
01/22/2024 03:23 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

File No.: 174494-DWP

SUCCESSOR TRUSTEE AFFIDAVIT

I, the undersigned Terry P. Palmer as Successor Trustee, do hereby affirm the following:


1. The copy of the trust document provided to Cottonwood Title Insurance Agency, Inc. is a true and correct copy of the trust agreement of the Loraine C. Zimmerman Family Trust, dated the 12th day of February, 2003 (The "Trust"), as it may have been amended, and that it is in full force and effect and that it has not been revoked or terminated.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. I am well and personally acquainted with Loraine C. Zimmerman, a trustee named in that certain Quit Claim Deed recorded February 14, 2003 as Entry No. 8531287 in the records of the Salt Lake County Recorder, Utah.
3. The Trust provides that "in the event that a Trustee should be deemed physically incapable or mentally incompetent to manage the affairs of the Trust..." a successor trustee may act alone. The Trust further provides that incapacitation "shall be established by... a written statement... signed in good faith by an unrelated and independent physician... and all the Settlor's children who are beneficiaries of this Trust Estate and who are of legal age, locatable, living and competent."
4. In accordance with the terms of the Trust, Loraine C. Zimmerman's incapacity has been established by a written statement signed in good faith by an unrelated and independent physician and by a written statement signed by all of the Settlor's children who are beneficiaries of the Trust who are of legal age, living, and competent.
5. Accordingly, 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.
6. 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:

Lot 1, COUNTRYWOOD SUBDIVISION, PHASE 1, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NO.: 27-03-478-018 (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 successor trustee of the Trust, and there are no new successor co-trustees who must act.
8. In light of the foregoing facts, the undersigned, in consideration of the issuance by Westcor Land Title Insurance 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 Westcor Land Title Insurance Company against any liabilities, losses, damages, expenses and charges that may arise as a result of reliance on this Affidavit.

Signed this January 22, 2024


Terry P. Palmer, Successor Trustee

STATE OF UTAH

COUNTY OF DAVIS

Subscribed and sworn to before me this January 22, 2024, by Terry P. Palmer.

Notary Public

