

WHEN RECORDED, RETURN TO:

Mark Bradley
7069 Ponderosa Drive
Salt Lake City, Utah 84121

14226404 B: 11483 P: 6316 Total Pages: 4
04/10/2024 08:39 AM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MARK BRADLEY
7069 PONDEROSA DRIVE SALT LAKE CITY, UT 84121



Parcel No. 22-27-104-009

AFFIDAVIT OF SUCCESSOR TRUSTEE of the
VIRGINIA V. ANDERSON TRUST DATED JULY 13, 1992

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

Affiant, ARLENE JOYCE WELLS, being sworn, states that:

1. VIRGINIA V. ANDERSON is the Trustor of the VIRGINIA V. ANDERSON TRUST, dated JULY 13, 1992 (the "Trust"), and ARLENE JOYCE WELLS and VIRGINIA ALICE ANDERSON, or their survivor, are the initial Trustees of the Trust.

2. The real property located at 7027 Ponderosa Drive, Salt Lake City, Utah 84121 (Parcel ID 22-27-104-009) was conveyed to the Trust by Quit Claim Deed dated July 13, 1992 and recorded July 28, 1992 as entry number 5299555, Bk 6491, Pgs 0603-0604, and is more fully described as follows (the "Property"):

LOT 29, PONDORAY PARK SUBDIVISION NO.1 according to the official plat thereof filed in the office of the Salt Lake County Recorder, State of Utah.
Parcel No. 22-27-104-009

3. ARLENE JOYCE WELLS resigned as Co-Trustee of the Trust by Affidavit of Resignation of Trustee dated October 3, 2008, and recorded October 8, 2008 as entry number 10537540, Bk 9649, Pgs 6690-6691.

4. VIRGINIA ALICE ANDERSON, the remaining Trustee of the Trust, died December 18, 2023, and a copy of the Certificate of Death, State File Number 2023021171, as registered in the Utah State Office of Vital Records and Statistics, is attached hereto.

5. Article VIII of the Trust appoints West One Bank, Salt Lake City, Utah as successor trustee of the Trust if ARLENE JOYCE WELLS and VIRGINIA ALICE ANDERSON resign or fail to act as Trustee. ARLENE JOYCE WELLS has resigned and VIRGINIA ALICE ANDERSON is deceased. By letter dated February 23, 2024, U.S. Bank, NA, successor to West One Bank, declined and renounced its right as successor trustee of the Trust, a copy of which letter is attached hereto.

RECORDED AS RECEIVED
CO. RECORDER

6. Article VIII of the Trust provides that "[I]f the last named Trustee resigns or is unable to act, the beneficiaries shall appoint a successor Trustee in writing." The sole surviving beneficiary of the Trust is ARLENE JOYCE WELLS, who by this written affidavit hereby appoints herself as successor Trustee of the Trust and hereby accepts such appointment.

7. Accordingly, Affiant, ARLENE JOYCE WELLS, Trustee of the Virginia V. Anderson Trust Dated July 13, 1992, is now the current owner in trust of the Property.

IN WITNESS WHEREOF, the undersigned Affiant has executed this Affidavit as of the date indicated.

Affiant:



ARLENE JOYCE WELLS

Dated: March 28, 2024

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On March 28 2024, personally appeared before me ARLENE JOYCE WELLS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2023021171

Virginia Alice Anderson

DECEDENT INFORMATION

Date of Death:	December 18, 2023 (Found)	Time of Death:	14:24 (Found)
City of Death:	Cottonwood Heights	County of Death:	Salt Lake
Age:	79	Date of Birth:	June 26, 1944
Place of Birth:	Salt Lake City, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Never Married
Spouse's Name:		Usual Occupation:	Administrative Assistant
Industry/Business:	The Church of Jesus Christ of Latter Day Saints	Education:	High School or GED
Residence:	Cottonwood Heights, Utah	Father's Name:	Wilford L. Anderson
Mother's Name:	Virginia Verda Williams	Facility Type:	Home
Facility or Address:	7027 S Ponderosa Drive		

INFORMANT INFORMATION

Name:	Kathi Williams	Relationship:	Niece
Mailing Address:	16010 E. El Lago Blvd, Fountain Hills, Arizona 85268		

DISPOSITION INFORMATION

Method of Disposition: Burial/Cremation
Place of Disposition: Murray City Cemetery, Murray, Utah
Date of Disposition: January 8, 2024

FUNERAL HOME INFORMATION

Funeral Home: Russon Mortuary - Bountiful
Address: 295 North Main Street, Bountiful, Utah 84010
Funeral Director: Kyle R Robb

MEDICAL CERTIFICATION

Certifying Physician: Brent Davis MD, Office of the Medical Examiner, 4451 South 2700 West, Taylorsville, Utah 84129

CAUSE OF DEATH


Diabetes mellitus
Other significant conditions: Chronic kidney disease
Tobacco Use: Unknown if User
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: January 9, 2024

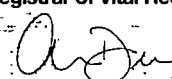
Date Issued: January 9, 2024

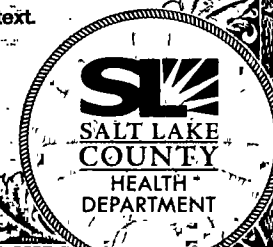
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This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext.
This document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


Linda S. Winger, MSW, LCSW
State Registrar
Rev. 07/21




Angela C. Dunn, MD, MPH
Director/Health Officer
County/District Health Department



DECLINATION TO SERVE AS SUCCESSOR TRUSTEE

U.S. Bank, NA, successor to West One Bank, was named as successor trustee in Article VIII of the Virginia V Anderson Trust, created by certain Virginia V Anderson Trust Agreement dated July 13th, 1992, (the "Trust")

U.S Bank, NA successor to West One Bank , has not previously accepted or acted in such capacity and hereby declines and renounces its right to act as Successor Trustee of the trust.

Dated: 2/23/24

U.S. Bank, NA

By: [Signature]

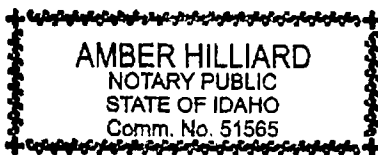
Its: Vice President

State of Idaho)

) ss

County of Twin Falls)

This instrument was acknowledged before me on February 23, 2024
by Amber Hilliard, a Notary Public for the state of Idaho.



[Signature]

Notary Public

My commission expires: February 20, 2026.