

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
2421 East Parleys Way  
Salt Lake City, UT 84109

14289074 B: 11518 P: 6462 Total Pages: 2  
09/17/2024 11:28 AM By: Jattermann 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.: 177486-PCP

### SUCCESSOR TRUSTEE AFFIDAVIT

I, the undersigned Larry S. Shoham 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 or certification of trust of Shoham Living Trust dated July 18, 2007 (The "Trust"), as it may have been amended, and that it is in full force and effect and that it has not been revoked or terminated.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 was (we were) well and personally acquainted with Lillian Shoham, a trustee named in that certain Trust Transfer Deed recorded August 31, 2007 as Entry no 10210214, records of the Salt Lake County Recorder, Utah.
3. I (we) know of my (our) own knowledge that Lillian Shoham in the said deed and Lillian Shoham 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 (we) have been duly appointed and named as successor trustee(s) of the Trust.
5. I (we) 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:

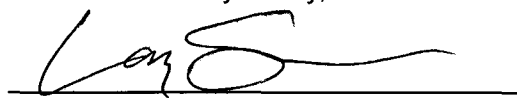
Unit 410-D, in Building E, contained within THE WILLOWBROOK CONDOMINIUMS, a Utah Condominium Project as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on June 15, 1979 as Entry No. 3295322 in Book 79-6 of Plats at Page 222 and in the declaration recorded June 15, 1979 as Entry No. 3295323 in Book 4882 at Page 1232 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

**TAX ID NO.: 22-07-478-059** (for reference purposes only)

6. The Trust has not been terminated or amended in any way to restrict my (our) ability to convey title to the above-mentioned property.
7. I am (we are) still the current successor trustee(s) of the Trust, and there are no new successor trustees.
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.

Dated this 19th day of July, 2024

  
Larry S. Shoham, Successor Trustee

9/11/24

SEE ATTACHED  
NOTARIZED CERTIFICATE

Date: 9-11-2024

Initial: [Signature]

MIKE KOOK LEE (NOTARY PUBLIC)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

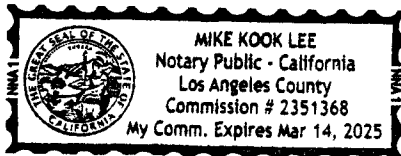
State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 11TH day of SEPTEMBER, 2024, by  
Date Month Year

(1) LARRY S. SHOHAM

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature \_\_\_\_\_  
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

TAX ID # 22-07-478-059

Description of Attached Document

Title or Type of Document: SUCCESSOR TRUSTEE AFFIDAVIT

Document Date: JULY 19, 2024 (SIGNED 9-11-2024) Number of Pages: ONE

Signer(s) Other Than Named Above: \_\_\_\_\_

