

14323286 B: 11537 P: 9060 Total Pages: 4
12/10/2024 02:49 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

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

File No.: 184647-CAP

SUCCESSOR TRUSTEE AFFIDAVIT

I, the undersigned Linda A. Richins as Successor Trustee, do hereby affirm the following:

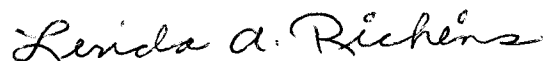
1. The copy of the trust document provided to Cottonwood Title Insurance Agency, Inc. is a true and correct copy of the trust agreement or certification of trust of Vern LeLand Richins and Linda Asay Richins Living Trust dated 25 February, 1995 (the "Trust"). The Trust is in full force and effect, and it has not been revoked or terminated.
2. I was (we were) well and personally acquainted with Vern Leland Richins, a trustee named in that certain Quit Claim Deed recorded February 27, 1995 as Entry No. 6029215 in the records of the Salt Lake County Recorder.
3. I (we) know of my (our) own knowledge that Vern Leland Richins in the said deed and Vern Leland Richins 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 (the "Property"), and is more particularly described as:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 28-33-129-019 (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 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, 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 10th day of December, 2024



Linda A. Richins, Successor Trustee

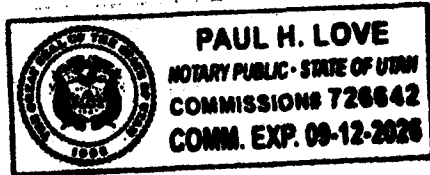
STATE OF UTAH

COUNTY OF SALT LAKE

Subscribed and sworn to before me this Dec. 10, 2024, by Linda A. Richins.

Paul H. Love

Notary Public



comm# 726642
exp 9.12.2026

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED FEBRUARY 27, 1995, AS ENTRY NO. 6029215, IN BOOK 7107 AT PAGE 943, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NOORDA SUBDIVISION, AS RECORDED IN BOOK 2016P AT PAGE 133, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 9, 1991, AS ENTRY NO. 5123414, IN BOOK 6354 AT PAGE 873, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING SOUTH 0°21'12" WEST 812.69 FEET (SOUTH 0°02'20" WEST 803.933 FEET BY DEED) ALONG THE SECTION LINE AND EAST 1669.55 FEET (1666.45 FEET BY DEED) TO SAID SOUTH LINE AND SOUTH 88°48'58" EAST 47.34 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 88°48'58" EAST 443.24 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF WHAT WAS HISTORICALLY THE UTAH LAKE IRRIGATION COMPANY CANAL, CURRENTLY THE DRAPER CITY PARCEL; THENCE SOUTH 19°04'56" EAST 171.54 FEET (SOUTH 19°14'34" EAST 167.55 FEET BY DEED) ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH LINE OF LOT A, SOMERSET RIDGE SUBDIVISION, AS RECORDED IN BOOK 2001P AT PAGE 145 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 89°52'39" WEST 403.84 FEET (NORTH 89°55'41" WEST BY DEED AND SOUTH 89°39'00" WEST BY PLAT) ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF SAID DRAPER CITY PARCEL; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID DRAPER CITY PARCEL THE FOLLOWING 3 COURSES: 1) NORTH 34°56'18" WEST 100.34 FEET (SOUTH 35°10'00" EAST 92.06 FEET BY DEED) TO A POINT OF CURVATURE, 2) NORTHWESTERLY ALONG THE ARC OF A 100.00 FOOT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°45'04" A DISTANCE OF 24.00 FEET, CHORD BEARS NORTH 28°03'48" WEST 23.94 FEET, 3) NORTH 21°11'16" WEST 73.73 FEET (SOUTH 21°25'00" EAST BY DEED) TO THE POINT OF BEGINNING.

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2016014530

Vern LeLand Richins

DECEDENT INFORMATION

Date of Death:	October 14, 2016	Time of Death:	07:00
City of Death:	Draper	County of Death:	Salt Lake
Age:	77	Date of Birth:	July 16, 1939
Place of Birth:	Draper, Utah	Sex:	Male
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Linda Asay	Usual Occupation:	Auto Mechanic
Industry/Business:	Richins Car Service	Education:	High School or GED
Residence:	Draper, Utah	Parent or Father:	Vern J Richins
Parent or Mother:	Wilma Smith	Facility Type:	Home
Facility or Address:	12741 So Constanza Way		

INFORMANT INFORMATION

Name:	Linda Richins	Relationship:	Wife
Mailing Address:	12741 So Constanza Way, Draper, Utah 84020		

DISPOSITION INFORMATION

Method of Disposition: Burial
 Place of Disposition: Larkin Sunset Gardens, Sandy, Utah
 Date of Disposition: October 17, 2016

FUNERAL HOME INFORMATION

Funeral Home: Goff Mortuary
 Address: 8090 South State, Midvale, Utah 84047
 Funeral Director: Richard A Call

MEDICAL CERTIFICATION

Medical Professional: Marc J Morse MD, 955 East 11400 South, Sandy (Salt Lake), Utah 84094

CAUSE OF DEATH

Acute Myocardial Infarction
 Due to (or as a consequence of): Coronary Artery Disease
 Due to (or as a consequence of): Hypertension, Hyperlipidemia
 Tobacco Use: Non-user
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: October 17, 2016
Date Issued: October 17, 2016

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. 1/15



065239505

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE