

WHEN RECORDED, RETURN TO:

Attn: Gary Longmore
Ray Quinney & Nebeker
36 South State Street, Suite 1400
Salt Lake City, UT 84111

MAIL TAX NOTICES TO:

Cameron R. Howell, Trustee
Patricia B. Howell Revocable Trust
4958 W Lake Ave
South Jordan, UT 84009

Parcel No. 22031580380000

SPECIAL WARRANTY DEED

Patricia Howell, GRANTOR, hereby CONVEYS and WARRANTS to the extent provided below, but not otherwise, against all who claim by, through, or under them, for the sum of \$10, and other good and valuable consideration, to Cameron R. Howell, Trustee of The Patricia B. Howell Revocable Trust dated December 5, 2013, as to an undivided one hundred percent (100%) interest, having a mailing address of 4340 Lynne Lane, Salt Lake City, Utah, 84124, GRANTEE, that certain real property located in Salt Lake County, Utah, more particularly described as follows:

BEG N 591.98 FT & E 1436.58 FT FR W 1/4 COR OF SEC 3, T 2S, R 1E, S L M; S 55¹¹'51" W 118.93 FT; N 31³⁰'17" W 85.3 FT; N 52¹⁷'41" E 109.1 FT; S 37⁴²'19" E 79.26 FT; S 40¹¹ E 11.57 FT TO BEG. 0.23 AC M OR L. 5423-0844 5587-1357
5698-0620 5699-1418 5905-0032 6154-0036 6326-0831 6532-930 6532-0932 6654-2610
6659-1722 6911-2458

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

GRANTOR warrants only against encumbrances and defects in title existing at the time GRANTOR took title to the above-described real property which was insured by any policy of title insurance issued to GRANTOR. Said warranty shall be limited to the extent of coverage available under such policy.

IN WITNESS WHEREOF, GRANTOR is executing the Special Warranty Deed on the 27th day of May, 2025.

*Patricia Howell, by
Cameron R. Howell, POA*

Patricia Howell, by Cameron R. Howell
POA

STATE OF OREGON)
:ss.
COUNTY OF BENTON)



OFFICIAL STAMP
MICHAEL ALLEN MITCHELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 1051989
MY COMMISSION EXPIRES OCT. 7, 2028

On this 27 day of May, 2025, before me, a notary public, personally appeared Cameron R. Howell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

(Notary's Official Seal)

M. Allen Mitchell
Notary Public

SPECIAL WARRANTY DEED
2 of 2

DURABLE POWER OF ATTORNEY

I, Patricia B. Howell, do hereby make, constitute and appoint my daughter, RayDean Hill, as my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform such of the following acts which he in his discretion shall deem necessary, expedient or desirable, binding me and my property, real, personal and mixed, as fully to all intents and purposes as I might or could do if personally present. This power of attorney shall not be affected by my disability, incompetence or incapacity.

1. Property Interests in General. To sell, convey, assign, transfer, disclaim, exchange, purchase, acquire, hold, manage, control, vote, lend, license, lease, encumber by mortgage, pledge or in any other manner, and otherwise deal with and exercise any right of ownership with respect to all or any part or interest in property of every nature whatsoever, real, personal or mixed, tangible or intangible, legal or equitable, and wheresoever situated, which I do now, or may at any time hereafter, own, possess or be entitled to (hereinafter referred to as a "Property Interest"), at such prices and on such terms and conditions as my attorney shall deem proper or expedient, and to make, execute and deliver all documents and instruments necessary or appropriate in connection therewith;

2. Gift Transfers to Family. To gift a Property Interest to or for the benefit of my spouse, my children and other descendants, using my annual gift tax exclusion, my lifetime estate tax exemption and my generation-skipping transfer tax exemption to the extent applicable, either directly or to an existing trust created by me or by any other person, or by the exercise of the right to designate or change the designation of a beneficiary of an insurance or annuity contract, IRA, retirement plan or similar contractual arrangement, or in any other way, either per stirpes (i.e., in equal shares to those of the same generation) or per capita or in any other proportion;

3. Gift Transfers to Charity. To donate a Property Interest to one or more charitable organizations, including public charities and private foundations;

4. Real Estate Instruments. To make, execute, acknowledge and deliver all deeds, conveyances, plats, trust deeds, trust deed notes, mortgages, promissory notes, leases, real estate contracts, bills of sale, assignments, certificates and written instruments of every kind and nature pertaining to real property, regardless of the duration of the legal obligation created by any such instrument;

5. Tax Returns. To prepare, execute, deliver and file Federal, state and local income, gift, sales/use, property and other tax returns, consents, waivers, extensions, amendments, claims of abatement, refund or credit, settlement and closing agreements, and other documents of every kind relating to such taxes, and to prosecute, defend and settle claims for abatement, refund, credit or deficiency, and to

do all things in connection with such taxes as fully as I could do myself and to appear for me and to represent me before the Internal Revenue Service and other Federal, state and local tax authorities in connection with any matter involving such taxes, with full power to do anything whatsoever in connection therewith, including full power of substitution and revocation;

6. Collection of Debts. To ask, demand, recover, collect and receive of and from any person or source whatsoever all debts, accounts receivable, claims (tort or contractual), other rights to payment, and other Property Interests whatsoever; to give acquittances, discharges, receipts and releases for the same; to sue, prosecute, defend and implead with respect to the same; to enter into adjustments, compromises and settlements with respect to the same; and to make, execute, acknowledge and deliver any and all instruments in connection with the same;

7. Equity Ownership Interests. To exercise any voting rights with respect to stock or other forms of ownership in any corporation, partnership, limited liability company or other entity which I may now or at any time hereafter own or be possessed of; to give proxies and voting powers-of-attorney with respect to such ownership interests; to approve resolutions and enter into agreements with respect to such ownership interests, including reorganization and merger agreements, sale agreements, deposit agreements, and stock and bond powers; and to exercise all other rights, privileges and powers arising out of or relating to any such ownership interests;

8. Exercise of Powers. To exercise, waive or release any powers of amendment, revocation, withdrawal or appointment or other discretionary powers contained in any will, trust agreement, contract or other instrument in which such powers are retained by me or conferred upon me;

9. Bank Accounts. To establish one or more checking and/or savings accounts, brokerage accounts, and other forms of account in which money may be held or deposited, in my name or in the name of my attorney, subject to withdrawal only upon the signature of my attorney; to deposit therein any monies now belonging to me or hereafter acquired; to receive and give receipts for and/or endorse any and all checks, drafts, notes or vouchers made payable to me; and to withdraw any money on deposit with any banks or other financial institutions, by signing checks or in any other manner, and apply such funds in payment of my lawful debts, in support of those who have lawful claim upon me, and otherwise for my benefit;

10. Employment of Professionals. To employ servants, nurses, doctors, attorneys, brokers, accountants, financial advisors, contractors, appraisers and other professional assistants as may be necessary or appropriate and to pay reasonable compensation and charges for such employment;

11. Communications. To receive and open any mail, package or similar delivery or communication addressed or intended for me and to give receipts for any registered, certified or insured mail or similar delivery in my name;

12. Safe Deposit Box. To open a safe deposit box, in my name alone or as a joint renter with others, to deposit and remove items therefrom, and to access the contents of any existing safe deposit box or vault box with respect to which I am a renter or have the right of access;

13. Insurance and Retirement Benefits. To collect and receive all benefits to which I am entitled under any insurance policies, annuity contracts or retirement plans (including IRAs), to apply for, execute and submit claims and distribution requests and any other necessary documents, to compromise, arbitrate or otherwise adjust any claims, and to execute and deliver a receipt for benefits received to the insurer, trustee, bank or other person making payment thereof, which shall be a full and complete release and discharge of such person, and any such person is not required to see to the application of the proceeds of any such claim or benefits;

14. Confidential Information. To request, obtain and receive confidential information concerning me or my affairs from any professional person or entity, including physicians, lawyers, accountants, hospitals and governmental agencies;

15. Litigation. To institute, prosecute and defend, for me and in my name or on my behalf as plaintiff or defendant, any legal proceedings which my attorney may deem appropriate or which may be brought against me, and to accept service of process in any such action, and to settle, compromise and adjust, upon such terms and conditions as may be appropriate or expedient, any such suits, proceedings, claims or causes of action;

16. Miscellaneous. To do all other acts, whether hereinabove expressly described or not, which may be legally delegated by a power of attorney, it being my intention that the terms of this power of attorney shall be construed liberally in favor of my said attorney, with all such acts that my attorney shall lawfully do or cause to be done by virtue hereof being hereby ratified and confirmed by me; and

17. Accounting. In the event of my disability, incompetence or incapacity as defined by law, my attorney shall thereafter be required to provide to interested persons upon written request, to the extent required by law, an accounting of the manner and extent to which this power of attorney has actually been exercised.

If RayDean Hill fails or ceases to serve as my attorney-in-fact hereunder by reason of death, incapacity or resignation, then I hereby make, constitute and appoint my son, Cameron R. Howell, as my attorney-in-fact hereunderwith all the rights, powers and authority granted herein.

My attorney shall exercise this power of attorney as I may direct from time to time or as my attorney, in such attorney's sole and complete judgment and discretion,

shall deem necessary, expedient, wise, proper or appropriate for my benefit or as my attorney shall consider would be my desire or intent, with a general view to preserving and protecting my properties and interests and not to undertaking new business ventures or entering into investments of substantially greater risk than has hitherto been my custom. In the interpretation and application of this document, Utah law shall be controlling. In particular, except as modified herein, my attorney shall comply with the provisions of Utah Code Annotated Section 75-5-501 et seq. Also, the paragraph headings used herein are for convenience only and shall not control the scope of any paragraph.

This power of attorney shall be effective immediately upon the execution hereof and shall remain in full force and effect until the receipt by my attorney or persons dealing with my attorney of a written revocation or superseding power of attorney signed by me. This power of attorney shall not be affected by my disability, incompetence or incapacity. Any previous durable power of attorney given by me to my said attorney or any other person is hereby superseded and revoked. All persons dealing with my attorney may rely on a photostatic copy hereof without requiring the production of this original power of attorney.

IN WITNESS WHEREOF, I have hereunto set my hand this 5 day of December, 2013.

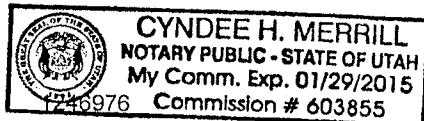
WITNESS:

Patricia B. Howell
Patricia B. Howell

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 5th day of December, 2013, personally appeared before me Patricia B. Howell, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Cyndee H. Merrill
Notary Public



RayDean Howell
fka RayDean Hill
PO Box 63
Fountain Green, UT 84632
(801) 232-8747
RayDean.Howell@gmail.com

Gary Longmore
Ray Quinney & Nebeker
36 South State Street, Suite 1400
Salt Lake City, UT 84111

March 23, 2025

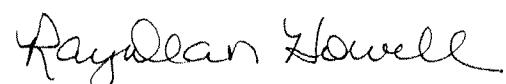
Mr. Longmore,

Several years ago, my Mother, Patricia B. Howell, asked me to serve in a variety of capacities for the execution of her estate, matters of her trust, health, etc. At that time, I was willing and able to perform any needed role. My life circumstances have changed significantly during the intervening years. I am choosing to officially withdraw from service in any/all of those roles, trusting the alternate appointee(s) will accomplish the needed work in an exemplary manner.

Although I will not be serving in any formal capacity, I am still happy to share my thoughts, feelings, and counsel with my family members, if they desire.

Please let me know if there is any additional information you need from me to implement this action.

Thank you,



RayDean Howell, fka RayDean Hill

PATRICIA B. HOWELL

DURABLE POWER OF ATTORNEY

AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT

The undersigned, as the named agent under that certain Durable Power of Attorney executed by Patricia B. Howell on December 5, 2013, hereby acknowledges and states as follows:

1. **Creation of Durable Power of Attorney.** On December 5, 2013, Patricia B. Howell executed a Durable Power of Attorney whereby she appointed agents to manage her financial affairs on her behalf. A copy of said Durable Power of Attorney is attached hereto as Exhibit A.

2. **Appointment of Agent.** Pursuant to said Durable Power of Attorney, Patricia B. Howell appoints her daughter, RayDean Hill as her attorney-in-fact. If RayDean Hill fails or ceases to serve as attorney-in-fact, said Durable Power of Attorney appoints her son, Cameron R. Howell, as her attorney-in-fact. Because RayDean Hill has resigned as attorney-in-fact, Cameron R. Howell is serving as attorney in fact.

3. **Acceptance by Agent.** Cameron R. Howell hereby accepts his appointment as attorney-in-fact on behalf of Patricia B. Howell under the Durable Power of Attorney executed by her on December 5, 2013.

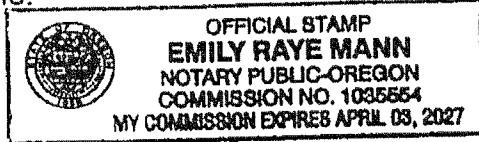
DATED: 05/21, 2025

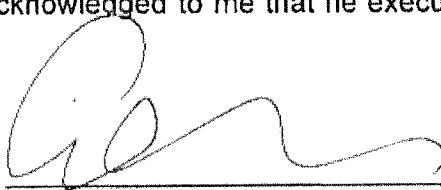


Cameron R. Howell, attorney-in-fact

STATE OF Oregon
COUNTY OF Benton

On the 21 day of May, 2025, personally appeared before me Cameron R. Howell, as attorney-in-fact on behalf of Patricia B. Howell, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.





Notary Public