

Send tax notices to:  
Robert S. Tippett, Trustee  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121

14435123 B: 11600 P: 2372 Total Pages: 8  
09/11/2025 02:22 PM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: BENNETT TUELLER JOHNSON AND DEERE  
3165 E. MILLROCK DR. SUITE 500 SALT LAKE CITY, UT 84121

Parcel No.: 16-09-259-001

**AFFIDAVIT OF SUCCESSOR TRUSTEE**

STATE OF UTAH }  
 } ss.  
COUNTY OF SALT LAKE }

Affiant, ROBERT S. TIPPETT, being sworn, states that:

1. LYNDA P. ARNELL served as the trustee of THE LYNDA P. ARNELL REVOCABLE TRUST, u/a/d 11/21/2011 (the "Trust").

2. LYNDA P. ARNELL passed away on June 2, 2025, as evidenced by the Certificate of Death, attached hereto as Exhibit A.

3. Article 8 of the Trust provides that, upon the death of LYNDA P. ARNELL, BRIAN CHRISTIAN ARNELL shall serve as Trustee; and that if BRIAN CHRISTIAN ARNELL fails to qualify or ceases to serve, then ROBERT S. TIPPETT shall serve as Trustee.

4. On September 11, 2025, BRIAN CHRISTIAN ARNELL declined to serve as Trustee of the Trust, as evidenced by the Declination to Serve as Trustee, attached hereto as Exhibit B.

5. On September 11, 2025, ROBERT S. TIPPETT accepted the position as Trustee of the Trust, as evidenced by the Acceptance of Trustee, attached hereto as Exhibit C. Accordingly, ROBERT S. TIPPETT is the current Trustee of the Trust.

6. The Trust owns the following real property located in Salt Lake County, State of Utah, as evidenced by the Warranty Deed, dated November 21, 2011, recorded as entry 11304862, Book 9978, Page 32 in the office of the Recorder for Salt Lake County, State of Utah:

Commencing at the Northwest corner of Lot 27, Block 19, DOUGLAS PARK, East 35.63 feet; thence South 72.5 feet; thence West to the street and then Northeasterly 96.62 feet to the point of beginning.

Commonly known as 1732 Hubbard Avenue, Salt Lake City, Utah 84108

WITNESS the hand of said Affiant this 11<sup>th</sup> day of September, 2025.

*R.S. Tippett*

\_\_\_\_\_  
Robert S. Tippett, Trustee

Subscribed and sworn to before me this 11<sup>th</sup> day of September, 2025.

*Alice M. Lundskog*  
\_\_\_\_\_  
Notary Public

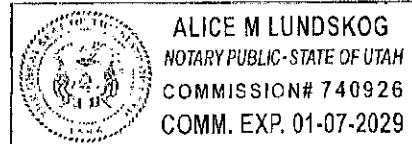


Exhibit A  
Certificate of Death  
Lynda P. Arnell

STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2025009837

Lynda Kate Puzey Arnell

DECEDENT INFORMATION

Date of Death:	June 2, 2025	Time of Death:	14:00
City of Death:	Murray	County of Death:	Salt Lake
Age:	83	Date of Birth:	May 10, 1942
Place of Birth:	Moroni, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:		Usual Occupation:	Teacher
Industry/Business:	Jr High & High School Education	Education:	Bachelor's Degree
Residence:	Salt Lake City, Utah	Father's Name:	Edward LeGrand Puzey
Mother's Name:	Gladys Kate Monson	Facility Type:	Hospital Inpatient
Facility or Address:	Intermountain Medical Center		

INFORMANT INFORMATION

Name:	Brian Arnell	Relationship:	Son
Mailing Address:	1732 Hubbard Avenue, Salt Lake City, Utah 84108		

DISPOSITION INFORMATION

Method of Disposition:	Cremation
Place of Disposition:	Larkin Sunset Lawn Crematory, Salt Lake City, Utah
Date of Disposition:	June 13, 2025

FUNERAL HOME INFORMATION

Funeral Home:	Larkin Sunset Lawn
Address:	2350 East 1300 South, Salt Lake City, Utah 84108
Funeral Director:	Joshua Hunter

MEDICAL CERTIFICATION

Certifying Physician: Cherie Brunker MD, 8th Avenue & C Street, Salt Lake City, Utah 84143

CAUSE OF DEATH

Diastolic Heart Failure

Other significant conditions: Chronic Kidney Disease, Hypertension

Tobacco Use: Non-user

Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: June 11, 2025

Date Issued: June 11, 2025

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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.

Nicole Bissonette  
Nicole Bissonette, MPH, MCES  
State Registrar  
June 12, 2021

0 6 8 2 5 7 9 5 0

Dorothy Adams, MPA, LEHS  
Director/Health Officer  
County/District Health Department  
Dorothy Adams

SALT LAKE  
COUNTY  
HEALTH  
DEPARTMENT

**Exhibit B**  
Declination to Serve as Trustee

**DECLINATION TO SERVE AS TRUSTEE**

**RECITALS**

LYNDA P. ARNELL, as Grantor, established THE LYNDA P. ARNELL REVOCABLE TRUST on November 21, 2011 (the "Trust"), as her revocable living trust.

Pursuant to Article 8 of the Trust, the initial Trustee was LYNDA P. ARNELL. LYNDA P. ARNELL passed away on June 2, 2025. Upon the death of LYNDA P. ARNELL, the Trust provides that BRIAN CHRISTIAN ARNELL shall serve as Trustee; and that if BRIAN CHRISTIAN ARNELL fails to qualify or ceases to serve, then ROBERT S. TIPPETT shall serve as Trustee.

**DECLINATION**

I, BRIAN CHRISTIAN ARNELL, hereby DECLINE to serve as successor Trustee of the Trust, such declination to be effective immediately.

Date: September 11, 2025

  
\_\_\_\_\_  
Brian Christian Arnell

STATE OF UTAH                    }  
                                      }ss.  
COUNTY OF SALT LAKE            }

On September 11, 2025, BRIAN CHRISTIAN ARNELL, known to me (or proved on the basis of sufficient identification) to be the person whose name is subscribed to the foregoing Declination to Serve as Trustee, personally appeared before me and acknowledged that he executed the same.

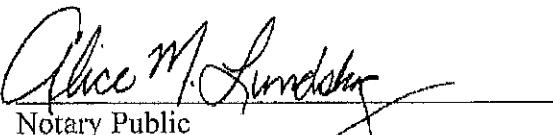
  
\_\_\_\_\_  
Notary Public



Exhibit C  
Acceptance of Trustee

## ACCEPTANCE OF TRUSTEE

### RECITALS

1. LYNDA P. ARNELL, as Grantor and initial Trustee, established THE LYNDA P. ARNELL REVOCABLE TRUST on November 21, 2011 (the "Trust")

2. Article 8 of the Trust provides that, upon the death of the initial Trustee, BRIAN CHRISTIAN ARNELL shall serve as Trustee; and that if BRIAN CHRISTIAN ARNELL fails to qualify or ceases to serve, then ROBERT S. TIPPETT shall serve as Trustee

3. LYNDA P. ARNELL passed away on June 2, 2025.

4. BRIAN CHRISTIAN ARNELL declined to serve as Trustee on September 11, 2025.

5. Pursuant to Article 8 of the Trust, ROBERT S. TIPPETT is the successor Trustee of the Trust.

### ACCEPTANCE OF TRUSTEE

I, ROBERT S. TIPPETT, pursuant to Article 8 of the Trust, hereby confirm my acceptance as Trustee of the Trust.

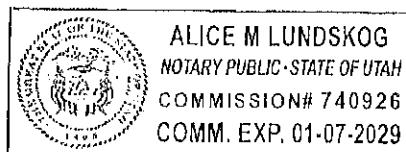
Date: September 11, 2025

*Robert S. Tippett*

\_\_\_\_\_  
Robert S. Tippett

STATE OF UTAH                    }  
                                      }ss.  
COUNTY OF SALT LAKE            }

On September 11, 2025, ROBERT S. TIPPETT, known to me (or proved on the basis of sufficient identification) to be the person whose name is subscribed to the foregoing Acceptance of Trustee, personally appeared before me and acknowledged that he executed the same.



*Alice M. Lundskog*  
\_\_\_\_\_  
Notary Public