

Upon recording return to:
Karen S Watrous
Co-trustee and grantee
4415 S 3035 E
Salt Lake City, UT 84124

11627893
04/26/2013 03:00 PM \$12.00
Book - 10131 Pg - 8981-8982
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
KAREN S WATROUS
4415 S 3035 E
SLC UT 84124
BY: EAP, DEPUTY - WI 2 P.

WARRANTY DEED

Grantors: SHARON W. KESLER (an individual) whose street address is 5083 Quiet Spring Cove, Salt Lake City, State of Utah, 84107, and KAREN S. WATROUS (an individual) whose street address is 4415 S 3035 E, Salt Lake City, State of Utah, 84124, as Co-trustees under the provisions of a trust agreement dated November 7, 2007, and known as the BILL B. WILEY FAMILY TRUST.

hereby **CONVEY AND WARRANT** to

Grantees: JEFF WATROUS,
whose address is 4415 S 3035 E, Salt Lake City, State of Utah, 84124, and
KAREN S. WATROUS, whose address is
4415 S 3035 E, Salt Lake City, State of Utah, 84124, Husband and Wife, as Joint
Tenants with Right of Survivorship.

FOR THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described real property in Salt Lake County, State of Utah, to wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
 Legal Description:

LOT 227 HOLLADAY HILLS NO 2 5307-0829. 5388-861 5388-0862 5835-1836 5876-0100
5918-0699 6063-2213 6069-1616 6081-2208 6910-1485, according to the official plat thereof, on
file and of record in the office of the Salt Lake County Recorder. The following is shown for
information purposes only: **Tax ID: 22-02-182-008**

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

SUBJECT TO Mortgages, Trust Deeds, Liens and Encumbrances described as follows:

NONE

IN WITNESS WHEREOF, the Grantors, acting in their capacity as Co-trustees of the BILL B. WILEY FAMILY Trust, have executed the above instrument on this the 26TH day of APRIL, 2013.

BILL B. WILEY FAMILY TRUST

By Sharon W. Kesler
Signature
SHARON W. KESLER, Co-trustee
Type or Print Name

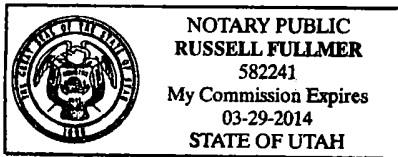
By Karen S. Watrous
Signature
KAREN S. WATROUS, Co-trustee
Type or Print Name

State of Utah, County of Salt Lake

On the 26th day of APRIL, 2013, personally appeared before me SHARON W. KESLER and KAREN S. WATROUS, * the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

* As Co-Trustees of the Bill B. Wiley Family Trust dated Nov 7, 2007.

(SEAL)



Russell Fullmer
Notary Public
Russell Fullmer
Type or Print Name

My commission expires: 03/29/14

Residing at: 1304 S Foothill Dr.

Names and address of the Grantors:

Name: SHARON W. KESLER
CO-TRUSTEE
BILL B. WILEY FAMILY TRUST
Address: 5083 Quiet Spring Cove
City/State/Zip: Salt Lake City, Utah 84107

Name: KAREN S. WATROUS
CO-TRUSTEE
BILL B. WILEY FAMILY TRUST
Address: 4415 S 3035 E
City/State/Zip: Salt Lake City, Utah, 84124

Names and address of the Grantee:

Name: JEFF WATROUS
Address: 4415 S 3035 E
City/State/Zip: SALT LAKE CITY, UT 84124

Name and Address of Grantee:

Name: KAREN S. WATROUS
Address: 4415 S 3035 E
City/State/Zip: SALT LAKE CITY, UT 84124

12348417
08/23/2016 10:24 AM \$14.00
Book - 10467 Pg - 1373-1375
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
JEFF WATROUS
4415 S. 3035 E.
HOLLADAY UT 84124
BY: MMA, DEPUTY - MA 3 P.

When Recorded Mail to:
Jeff Watrous
4415 South 3035 East
Holladay, UT 84124

SURVIVORSHIP AFFIDAVIT

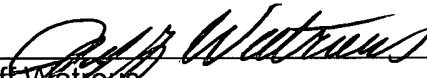
I, Jeff Watrous upon being duly sworn and upon oath do say and depose as follows:

1. That Karen S. Watrous is one of the grantees in the Deed of record dated April 26, 2013 and recorded April 26, 2013 as Entry No. 11627893 to Jeff Watrous and Karen S. Watrous conveying title as Joint tenants to the following described real property, situate in the County of Salt Lake, State of Utah, to-wit:
2. Legal Description:

Lot 227, HOLLADAY HILLS NO. 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

Sidwell No. 22-02-182-008
3. That the said Karen S. Watrous is deceased leaving Jeff Watrous as a surviving joint tenant.
4. That the evidence of death of said Karen S. Watrous is evidenced by that certain death certificate showing the date of death as May 19, 2016 which is attached hereto as Exhibit "A" and by this reference made a part hereof.
5. That Karen S. Watrous is the one and the same person as, Karen Sue Watrous as shown in the aforesaid death certificate.

FURTHER THE AFFIANT SAYETH NAUGHT.



Jeff Watrous

State of UTAH


}

}ss..

County of SALT LAKE

}

On the 23 day of August, 2016, personally appeared before me Jeff
Watrous.



Notary Public

My commission expires:

Residing at:



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2016007425

BK 10467 PG.1375

Karen Sue Watrous

DECEDENT INFORMATION

Date of Death:	May 19, 2016	Time of Death:	22:47
City of Death:	Salt Lake City	County of Death:	Salt Lake
Age:	66	Date of Birth:	October 1, 1949
Place of Birth:	Lawrence, Kansas	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Jeffrey Craig Watrous	Usual Occupation:	Nurse
Industry/Business:	Nursing / Health Care	Education:	Bachelor's Degree
Residence:	Holladay, Utah	Parent or Father:	Bill B Wiley
Parent or Mother:	Avis Dew	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	CareSource		

INFORMANT INFORMATION

Name:	Jeffrey C. Watrous	Relationship:	Husband
Mailing Address:	4415 South 3035 East Holladay, Utah 84124		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Larkin Sunset Gardens, Sandy, Utah
Date of Disposition:	May 24, 2016

FUNERAL HOME INFORMATION

Funeral Home:	Larkin Sunset Gardens
Address:	1950 East 10600 South, Sandy, Utah 84092
Funeral Director:	Melissa S Larkin

MEDICAL CERTIFICATION

Medical Professional:	Gina Coccimiglio APRN, 1624 East 4500 South, Salt Lake City, Utah 84117
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CAUSE OF DEATH

Acute And Chronic Respiratory Failure
Due to (or as a consequence of): Encephalopathy
Due to (or as a consequence of): Chronic Obstructive Pulmonary Disease
Other significant conditions: Alcohol Induced Chronic Pancreatitis
Tobacco Use: Unknown if User
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: May 25, 2016

Date Issued: May 25, 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, MPA
State Registrar
Rev. 1/16.



065150381


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


SALT LAKE
COUNTY
HEALTH
DEPARTMENT

12348418
08/23/2016 10:24 AM \$10.00
Book - 10467 Pg - 1376
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
JEFF WATROUS
4415 S. 3035 E.
HOLLADAY UT 84124
BY: MMA, DEPUTY - MA 1 P.

After recording mail to Grantee:
Jeffrey C. Watrous
4415 South 3035 East
Salt Lake City, UT 84124

WARRANTY DEED

Jeff Watrous

GRANTOR(S) of **Holladay**, **SALT LAKE** County, State of Utah hereby CONVEY(S) and WARRANT(S) to

Jeffrey C. Watrous

GRANTEE(S) of **Holladay**, Utah, for the sum of TEN and no/100 Dollars and other good and valuable consideration, the following tracts(s) of land in **SALT LAKE** County, State of Utah:

Sidwell No. 22-02-182-008

Lot 222, Holladay Hills No. 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

SUBJECT TO: COUNTY AND/OR CITY TAXES NOT DELINQUENT; BONDS AND/OR SPECIAL ASSESSMENTS NOT DELINQUENT AND COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, EASEMENTS AND RESERVATIONS OF RECORD.

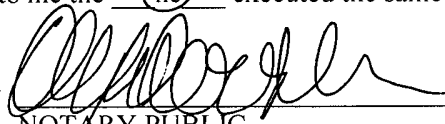
WITNESS, the hand(s) of said grantor(s), this 23 day of August, 2016.



Jeff Watrous

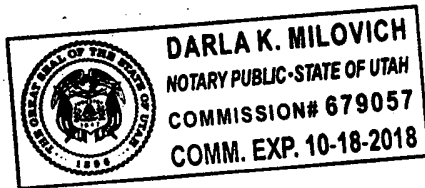
STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

On this 23 day of August, 2016 personally appeared **Jeff Watrous** the signer(s) of the foregoing instrument, who duly acknowledged to me the he executed the same.



NOTARY PUBLIC
Residing at:

My Commission Expires:



13535361
01/15/2021 02:37 PM \$40.00
Book - 11100 Pg - 2573-2575
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SHAUN LARSEN
4416 S 3080 E
HOLLADAY UT 84124
BY: DSA, DEPUTY - WI 3 P.

When Recorded Return to:

Jeffery Watrous
4415 S. 3035 E
Holladay, UT, 84124

Quit-Claim Deed

For the purpose of adjusting the parcel lines between Salt Lake County Parcel No. 22-02-182-008 and 22-02-182-017.

Shaun D. Larsen and Stephanie C. Larsen, husband and wife, as joint tenants,

Hereby **QUIT-CLAIM** to:

Jeffery C. Watrous,

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit

A PORTION OF LOT 227, HOLLADAY HILLS NO. 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND A PORTION OF LOT 212. AMENDED PLAT OF LOTS 2018 TO 212, HOLLADAY HILLS NO. 2 SUBDIVISION, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°49'18" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 299.63 FEET AND NORTH 174.37 FEET FROM THE CENTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 107.37 FEET; THENCE NORTH 92.00 FEET; THENCE EAST 107.49 FEET; THENCE SOUTH 00°04'29" WEST ALONG A VINYL FENCE A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

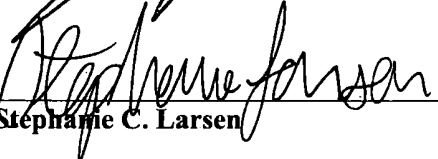
CONTAINS 9,884 SQUARE FEET OR 0.224 ACRES, MORE OR LESS.

This document was prepared based upon a record of survey performed by Kagan M. Dixon, on file with the office of the Salt Lake County Surveyor.

SUBJECT TO easements, covenants, conditions, restrictions, leases, reservations, and rights-of-way currently of record and general County and/or City property taxes not delinquent.

IN WITNESS WHEREOF, the GRANTOR(S) has executed this Quit-Claim Deed this 12th day of January, 2021.


Shaun D. Larsen

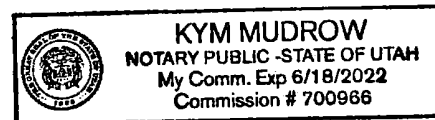

Stephanie C. Larsen

STATE OF UTAH)
 :SS
COUNTY OF Davis)



On the 12th day of January, 2021, personally appeared before me Shaun D. Larsen, signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public
My Commission Expires: 6/18/2022



STATE OF UTAH)
 :SS
COUNTY OF Davis)

On the 12th day of January, 2021, personally appeared before me Stephanie C. Larsen, signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

[Signature]
Notary Public
My Commission Expires: 6/18/2022

LARSEN/WATROUS PROPERTIES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT



SURVEYOR'S CERTIFICATE:
I, [Name], a duly Licensed Professional Surveyor in the State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in the public records of the County of Utah, Salt Lake County, and that I have personally examined the same and the same are correct and true to the original plat as recorded in the public records of the County of Utah, Salt Lake County.

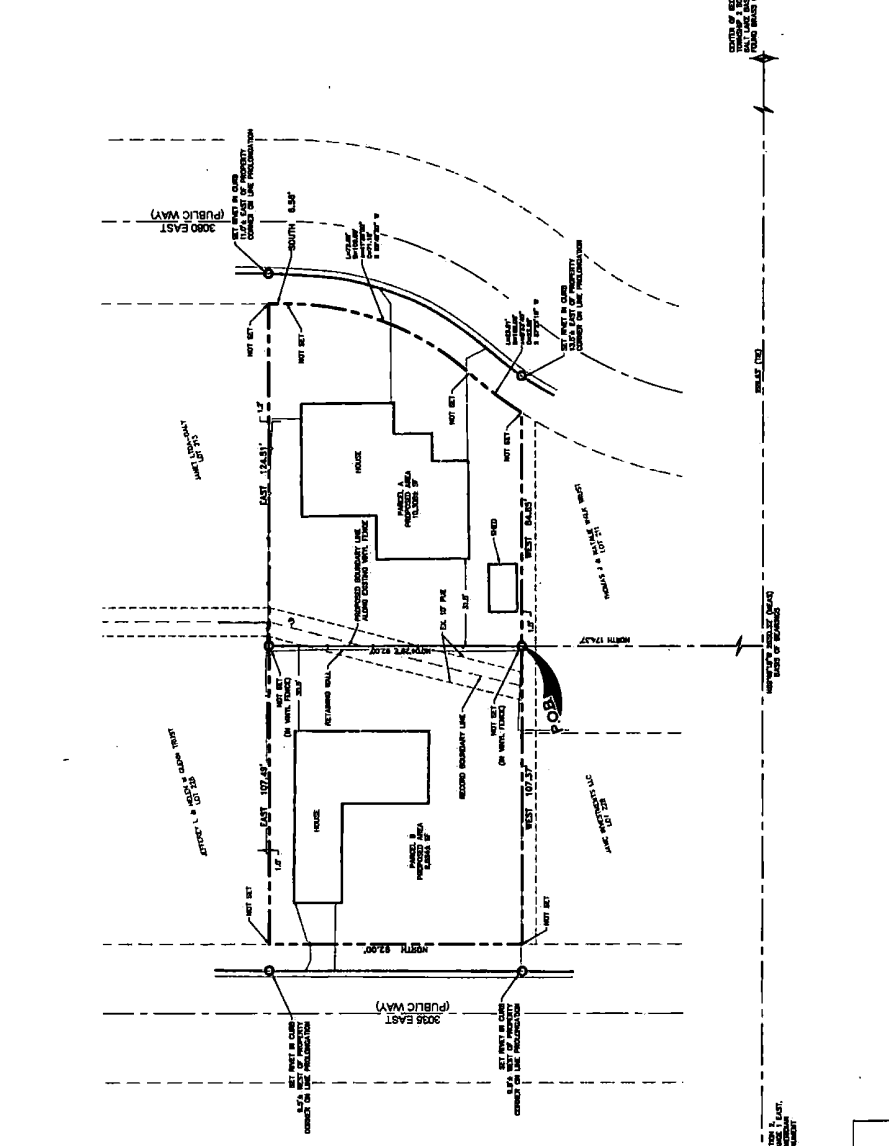
RECORD BOUNDARY DESCRIPTIONS
ALL OF LOT 20, ADJACENT EAST TO LOT 20 IN THE HOLLADAY TRACT NO. 2, SALT LAKE COUNTY, UTAH, ACCORDING TO THE ORIGINAL PLAT THEREOF.

PREPARED AS-SURVEYED DESCRIPTIONS

PARCELS:
Parcel A: [Description of Parcel A]
Parcel B: [Description of Parcel B]

NARRATIVE OF BOUNDARY
[Detailed description of the survey process, including the location of the parcels, the survey method used, and the results of the survey.]

GENERAL NOTES
[Additional notes regarding the survey, including any discrepancies found and the surveyor's conclusions.]



DATE: 1/11/2021		PROJECT NAME: LARSEN/WATROUS PROPERTIES	
SCALE: 1" = 20'		RECORD OF SURVEY	
SHEET: 1 OF 1		4418 S 3080 E/4415 S 3035 E	
OWNER: KMD		COUNTY: SALT LAKE	
PROJECT NO: 200205		TOWNSHIP: HOLLADAY, UTAH	
DATE: []		DATE: []	
EXTENSION: []		EXTENSION: []	
<p>NOTICE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF UTAH, AND THE SURVEYOR HAS EXERCISED DUE CARE AND SKILL IN THE PERFORMANCE OF HIS DUTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTS OF SURVEYING AND THE ACCURACY OF THE DATA PROVIDED TO HIM BY THE CLIENT. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED TO HIM BY THE CLIENT, NOR DOES HE WARRANT THE ACCURACY OF THE DATA PROVIDED TO HIM BY ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTS OF SURVEYING AND THE ACCURACY OF THE DATA PROVIDED TO HIM BY THE CLIENT.</p>			

WILDING ENGINEERING
1477 S. 1200 W. SUITE 100
SALT LAKE CITY, UT 84119
WWW.WILDINGENGINEERING.COM