

Affidavit & Death Certificate Page 1 of 4  
Gary Christensen Washington County Recorder  
11/12/2024 09:10:47 AM Fee \$40.00 By WEALTH  
AND ESTATE LAW GROUP PLLC

**WHEN RECORDED PLEASE MAIL TO**  
WEALTH AND ESTATE LAW GROUP  
217 West Tabernacle Street  
St. George, UT 84770

**TAX NOTICE AND MAILING ADDRESS**  
CAROL A. RASHALL, Successor Co-Trustee  
36 W. 960 S.  
Hurricane, UT 84737

Parcel Nos. H-L-10-1-A & H-L-10-11

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**AFFIDAVIT - CHANGE OF TRUSTEE**

WE KATHLEEN S. CHESHIRE and CAROL A. RASHALL, being of legal age do hereby  
declare and affirm (this "Affidavit") that:

1. THE REUEL AND NANCY HOPKINS FAMILY TRUST dated March 14, 2018 (the "Trust"), a joint revocable trust that was established by REUEL D. HOPKINS and NANCY M. HOPKINS, a married couple, as the Grantors and initial Trustees of the Trust.
2. On May 21, 2022, NANCY MAE HOPKINS, also known as NANCY M. HOPKINS ("Nancy") died. A true and correct copy of Nancy's certified Certificate of Death is attached hereto.
3. Pursuant to Article VIII, Section 8.1 of the Trust, upon the death of Nancy, CAROL A. RASHALL ("Carol") and KATHLEEN S. CHESHIRE ("Kathleen"), having accepted to serve, became Co-Trustees together with REUEL D. HOPKINS ("Reuel"), the surviving Grantor of the Trust.
4. On or about August 6, 2024, Reuel ceased to serve as Trustee of the Trust under Article IX, Section 9.1 of the Trust, at which time Carol and Kathleen became the then serving successor Co-Trustees of the Trust in accordance with Article VIII, Section 8.2 of the Trust.
5. The Trust is in full force and effect.

This Affidavit, together with the attached Certificate of Death, is given to show that CAROL A. RASHALL and KATHLEEN S. CHESHIRE are the duly qualified and currently serving Co-Trustees of THE REUEL AND NANCY HOPKINS FAMILY TRUST dated March 14, 2018, with full power and authority vested in the Trustees under Article X, Section 10.1 of the Trust in connection with the following tracts of land situated in the county of Washington, state of Utah:

**See Exhibit A (Legal Description) attached hereto**

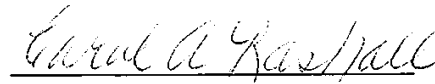
TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

Dated: November 11, 2024

THE REUEL AND NANCY HOPKINS FAMILY TRUST  
dated March 14, 2018

  
KATHLEEN S. CHESHIRE, Trustee

  
CAROL A. RASHALL, Trustee

*JURAT*

STATE OF UTAH

§

COUNTY OF WASHINGTON

Subscribed and sworn to before me, JILL ALMAN, a notary public, on this 11th day of November, 2024 by KATHLEEN S. CHESHIRE and CAROL A. RASHALL.

Witness my hand and official seal.

  
JILL ALMAN - NOTARY PUBLIC



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Parcel H-L-10-1-A:**

Commencing at the Northwest corner of Lot 10, HURRICANE LOCAL SURVEY; thence North 89°55'32" East along the North Line of said Lot 10, a distance of 898.37 feet; thence South 00°01'10" East, a distance of 206.39 feet, to the point of beginning; thence North 00°00'30" West, a distance of 204.39 feet; thence South 89°55'32" West, a distance of 213.13 feet; thence South 00°00'30" East, a distance of 204.42 feet; thence South 89°55'06" West, a distance of 163.13 feet; thence North 00°00'30" West, a distance of 206.44 feet; thence North 89°55'32" East, a distance of 585.46 feet; thence South 16°39'42" West, a distance of 431.71 feet; thence South 89°55'06" West, a distance of 85.36 feet; thence North 00°00'30" West, a distance of 207.05 feet to the point of beginning. (2.18 acres more or less)

TOGETHER WITH a 26.00 feet wide Ingress/Egress & Utility easement, being 13.0 feet each side of the following described centerline:

Commencing at the Northwest corner of Lot 10, HURRICANE LOCAL SURVEY; thence North 89°55'32" East along the North line of said Lot 10, a distance of 898.37 feet; thence South 00°01'10" East, a distance of 206.39 feet, to the point of beginning; thence South 89°55'06" West, a distance of 376.26 feet, to the point of terminus.

**Parcel H-L-10-11:**

Commencing at the Northwest corner of Lot 10, HURRICANE LOCAL SURVEY; thence North 89°55'32" East along the North Line of said Lot 10, a distance of 522.11 feet; thence South 00°00'30" East, a distance of 232.44 feet, to the point of beginning; said point being on the Easterly line of Double "S" Ranch Subdivision per entry #404027, Official Washington County Records; thence North 89°55'06" East, a distance of 163.13 feet; thence South 00°00'30" East, a distance of 181.05 feet, to a point on the Northerly Line of Quail Manor Subdivision per entry #440595, Official Washington County Records; thence South 89°55'06" West, along said line, a distance of 163.13 feet, to a point on the Easterly line of said Double "S" Ranch Subdivision; thence North 00°00'30" West, along said line, a distance of 181.05 feet to the point of beginning. (0.68 acres)

**STATE OF UTAH**  
**CERTIFICATION OF VITAL RECORD**

**CERTIFICATE OF DEATH**

State File Number: 2022009145

**Nancy Mae Hopkins**

**DECEDENT INFORMATION**

Date of Death:	May 21, 2022	Time of Death:	17:28
City of Death:	St George	County of Death:	Washington
Age:	88	Date of Birth:	January 3, 1934
Place of Birth:	Junction City, California	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Reuel Doran Hopkins	Usual Occupation:	School Bus Driver
Industry/Business:	Education Transportation	Education:	High School or GED
Residence:	Hurricane, Utah	Father's Name:	Walter Andrew Rutherford
Mother's Name:	Dorothy Irene Fincher	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Spring Gardens		

**INFORMANT INFORMATION**

Name:	Carol Rashall	Relationship:	Daughter
Mailing Address:	36 West 960 South, Hurricane, Utah 84737		

**DISPOSITION INFORMATION**

Method of Disposition:	Burial
Place of Disposition:	Hurricane City Cemetery, Hurricane, Utah
Date of Disposition:	May 27, 2022

**FUNERAL HOME INFORMATION**

Funeral Home:	Serenity Funeral Home of Southern Utah
Address:	1316 South 400 East, Suite A3, St George, Utah 84790
Funeral Director:	Larry L Hansen

**MEDICAL CERTIFICATION**

Certifying Physician:	C Kerry Stratford MD, St George Clinic, 736 South 900 East Suite 203, St George, Utah 84790
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**CAUSE OF DEATH**

Congestive Heart Failure  
Other significant conditions: Atrial Fibrillation, Chronic Kidney Disease, Dementia Without Behavioral Disturbance  
Tobacco Use: Unknown if User  
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: May 31, 2022

Date Issued: May 31, 2022

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.



*Linda S. Wininger*  
Linda S. Wininger, MSW, LCSW  
State Registrar  
R.N. 1222



*David W. Blodgett* MD, MPH  
David W. Blodgett, MD, MPH  
Director/Health Officer



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE