

WHEN RECORDED MAIL TO:  
MATT LOWE  
5500 S HOLLADAY BLVD  
HOLLADAY, UT 84117



E# 3187821 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
01-Oct-21 12:38 PM FEE \$40.00 DEP TH  
REC FOR: INWEST TITLE SERVICES - LAYTON  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 288305  
MAIL TAX NOTICE TO: MATT LOWE

Same AS Above

**WARRANTY DEED**  
(with Life Estate Reservation)

**LARRY L. GAY and  
LARRY L. GAY AND KAREN SUE SCHUMERS, CO-GUARDIANS AND CO-CONSERVATORS  
FOR KAREN GAY, AN INCAPACITATED PERSON**

GRANTOR(S)

OF HUNTSVILLE, COUNTY OF WEBER, STATE OF UTAH  
HEREBY CONVEY AND WARRANT TO

**MATT LOWE**

GRANTEE(S)

OF HOLLADAY COUNTY OF SALT LAKE, STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

WHEREAS, GRANTORS, LARRY L. GAY AND KAREN SUE SCHUMERS ARE THE COURT  
APPOINTED CO-GUARDIANS AND CO-CONSERVATORS FOR KAREN GAY, AN  
INCAPACITATED PERSON IN THE SECOND DISTRICT COURT -- OGDEN, STATE OF UTAH, AS  
CIVIL NO. 203900558

THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, STATE OF UTAH:

**(21-023-0016)**

PART OF LOT 38, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6  
NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, LOCAL SURVEY: BEGINNING 178 FEET  
SOUTH OF THE NORTHEAST CORNER OF SAID LOT 38; RUNNING THENCE SOUTH TO A  
POINT 799 FEET NORTH FROM SOUTHEAST CORNER OF SAID QUARTER OF SAID  
QUARTER SECTION; THENCE WEST 703 FEET; THENCE NORTH 686.2 FEET TO A POINT  
300 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 38; THENCE NORTH  
82°50' EAST 175 FEET; THENCE NORTH 50° EAST 137.5 FEET; THENCE NORTH 85°30'  
EAST 170 FEET; THENCE SOUTH 8.33 FEET, THENCE SOUTH 82°42'50" EAST 271.7 FEET  
TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND OCCUPIED BY THE  
COUNTY ROAD.

**RESERVING UNTO LARRY L. GAY A LIFE ESTATE AS PER THE TERMS IN THE REAL ESTATE  
PURCHASE CONTRACT DATED SEPTEMBER 22, 2021.**

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD,  
AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 30 DAY OF SEPTEMBER, 2021.

Larry L Gay  
LARRY L. GAY

Larry L Gay  
LARRY L. GAY, CO-GUARDIAN AND CO-CONSERVATOR  
FOR KAREN GAY

Karen Sue Schumers  
KAREN SUE SCHUMERS, CO-GUARDIAN AND  
CO-CONSERVATOR FOR KAREN GAY

**ACKNOWLEDGMENT**

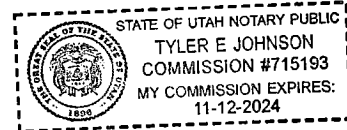
STATE OF UTAH )  
(ss.  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me on September 30, 2021, by LARRY L. GAY, individually, and LARRY L. GAY, CO-GUARDIAN AND CO-CONSERVATOR FOR KAREN GAY, AN INCAPACITATED PERSON .

Tyler E Johnson  
NOTARY PUBLIC  
My Commission Expires: 11-12-24  
Residing at: COUNTY  
Davis

**ACKNOWLEDGMENT**

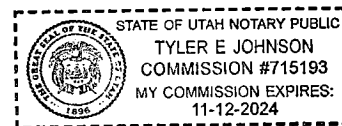
STATE OF UTAH )  
(ss.  
COUNTY OF WEBER )



The foregoing instrument was acknowledged before me on September 30, 2021, by KAREN SUE SCHUMERS, CO-GUARDIANS AND CO-CONSERVATORS FOR KAREN GAY, AN INCAPACITATED PERSON .

Tyler E Johnson  
NOTARY PUBLIC  
My Commission Expires: 11-12-24  
Residing at: COUNTY  
Davis

 **INVEST TITLE**  
471 W. HERITAGE PARK BLVD. #6  
LAYTON, UT 84041



WHEN RECORDED MAIL TO:  
MATTHEW LOWE  
5500 S HOLLADAY BLVD  
HOLLADAY, UT 84117



E# 3187639 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
30-Sep-21 04:21 PM FEE \$40.00 DEP TN  
REC FOR: INWEST TITLE SERVICES - LAYTON  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 279528  
MAIL TAX NOTICE TO: MATTHEW LOWE  
5500 S HOLLADAY BLVD HOLLADAY, UT 84117

# WARRANTY DEED

**LARRY L. GAY, INDIVIDUALLY AND KAREN D. GAY, AN INCAPACITATED PERSON**  
GRANTOR(S)

OF WEBER COUNTY, STATE OF UTAH  
HEREBY CONVEY AND WARRANT TO

**MATTHEW LOWE**  
GRANTEE(S)

OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH

WHEREAS LARRY GAY AND KAREN SUE SCHUMERS ARE THE CO-CONSERVATORS OF  
KAREN D. GAY, AN INCAPACITATED PERSON AS APPOINTED BY THE SECOND JUDICIAL  
DISTRICT COURT IN WEBER COUNTY, UTAH, CIVIL NO. 203900558, AS SET FORTH IN THE  
ATTACHED EXHIBIT "B".

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, STATE OF UTAH:

(21-023-0038)      *21-023-0038*

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD,  
AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10TH DAY OF AUGUST, 2021.

*Larry L. Gay*  
\_\_\_\_\_  
LARRY L. GAY, INDIVIDUALLY

KAREN D. GAY, AN INCAPACITATED PERSON

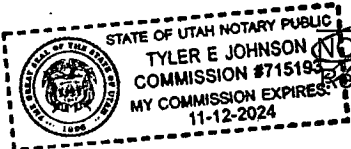

*Larry L. Gay*  
\_\_\_\_\_  
By: LARRY GAY, CO-CONSERVATOR

*Karen Sue Schumers*  
\_\_\_\_\_  
By: KAREN SUE SCHUMERS, CO-CONSERVATOR

ACKNOWLEDGMENT

STATE OF UTAH )  
(ss.  
COUNTY OF WEBER )

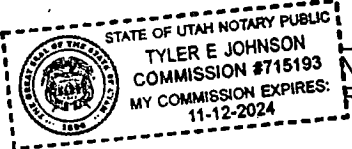

The foregoing instrument was acknowledged before me on August 10, 2021, by **LARRY L. GAY, INDIVIDUALLY.**

   
NOTARY PUBLIC  
Residing at: DAVIS COUNTY, UTAH

ACKNOWLEDGMENT

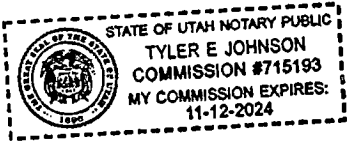

STATE OF UTAH )  
(ss.  
COUNTY OF WEBER )

On August 10, 2021, personally appeared before me **LARRY GAY, CO-CONSERVATOR**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **KAREN D. GAY, AN INCAPACITATED PERSON**, and that said document was signed by him/her/them in behalf of **KAREN D. GAY, AN INCAPACITATED PERSON**, by the authority granted by the Utah Courts, and said individual(s) acknowledged to me that they executed the same.

   
NOTARY PUBLIC  
Residing at: DAVIS COUNTY, UTAH

STATE OF UTAH )  
(ss.  
COUNTY OF WEBER )

On August 16, 2021, personally appeared before me **KAREN SUE SCHUMERS, CO-CONSERVATOR**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **KAREN D. GAY, AN INCAPACITATED PERSON**, and that said document was signed by him/her/them in behalf of **KAREN D. GAY, AN INCAPACITATED PERSON**, by the authority granted by the Utah Courts, and said individual(s) acknowledged to me that they executed the same.

   
NOTARY PUBLIC  
Residing at: DAVIS COUNTY, UTAH



471 W. HERITAGE PARK BLVD. #6  
LAYTON, UT 84041

## EXHIBIT "A"

E# 3187639 PG 3 OF 5

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 882.25 FEET SOUTH AND NORTH  $86^{\circ}52'00''$  WEST 708 FEET AND SOUTH  $00^{\circ}02'45''$  WEST 775.30 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF LOT 37, 492.7 FEET; THENCE SOUTH  $76^{\circ}03'11''$  WEST 993.4 FEET; THENCE NORTH  $03^{\circ}38'35''$  WEST 166 FEET; THENCE SOUTH  $80^{\circ}44'00''$  EAST 100.7 FEET; THENCE NORTH 630.94 FEET; THENCE SOUTH  $87^{\circ}05'00''$  EAST 861.50 FEET TO BEGINNING.

### LESS AND EXCEPTING:

BEGINNING AT A POINT SOUTH  $00^{\circ}03'57''$  WEST 813.06 FEET AND SOUTH  $89^{\circ}56'03''$  WEST 1145.93 FEET AND SOUTH  $00^{\circ}31'32''$  EAST 777.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 16; THENCE SOUTH  $00^{\circ}31'32''$  EAST 623.37 FEET; THENCE SOUTH  $75^{\circ}15'28''$  WEST 544.50 FEET; THENCE NORTH  $02^{\circ}20'27''$  WEST 168.99 FEET; THENCE SOUTH  $80^{\circ}40'03''$  EAST 101.40 FEET; THENCE NORTH  $00^{\circ}27'10''$  WEST 632.08 FEET; THENCE SOUTH  $87^{\circ}00'56''$  EAST 433.28 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

EXHIBIT B

The Order of the Court is stated below:

Dated: August 05, 2021  
03:30:04 PM

/s/ MARY KAY  
District Court Clerk



E# 3187639 PG 4 OF 5

**Steven W. Farr (1042)**  
**Daniel R. Cragun (9175)**  
**Justin G. Berube (13643)**  
**Farr Cragun & Berube, P.C.**  
1920 West 250 North, Suite 1  
Ogden, Utah 84404  
Telephone: (801) 866-0031  
Facsimile: (801) 866-0032  
Email: justin@utah-lawfirm.com

STATE OF UTAH }  
COUNTY OF WEBER } SS:

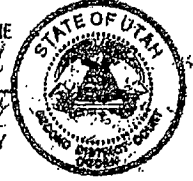
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL ON FILE IN MY OFFICE.

DATED THIS 5th DAY OF August, 2021

CLERK OF THE COURT

BY: [Signature] DEPUTY

PAGE 1 THROUGH 1



Attorneys for Karen Sue Schumers

<b>IN THE SECOND JUDICIAL DISTRICT COURT</b>	
<b>COUNTY OF WEBER, STATE OF UTAH, OGDEN DEPARTMENT</b>	
<b>In the Matter of Guardianship and Conservatorship of</b>	<b>LETTERS OF FULL CO-GUARDIANSHIP AND CO-CONSERVATORSHIP</b>
<b>Karen D. Gay,</b>	<b>Case No.: 203900558</b>
<b>An Incapacitated Person.</b>	<b>Judge: Joseph M. Bean</b>

This letter is issued to evidence the appointment, qualification, and authority of Karen Sue Schumers and Larry Gay as co-guardians and co-conservators for Karen D. Gay, a protected person to act on her behalf consistent with the Order Appointing Co-Guardian and Co-Conservator. This is a full guardianship and full conservatorship and Karen Sue Schumers may sign, individually, for the Karen D. Gay, meaning that the a signature from both co-guardians and co-conservators is not required.

**\*\*\* The Court's electronic signature and seal will appear at the top of the first page upon signature and entry by the Court \*\*\***

**Approved as to form and content:**

By signing below, I also give approval and authorization for counsel to electronically sign this document on my behalf when it is e-filed with the Court.

/s/ Bryce M. Froerer

Bryce M. Froerer  
Attorney for Larry Gay

**Approved as to form and content:**

By signing below, I also give approval and authorization for counsel to electronically sign this document on my behalf when it is e-filed with the Court.

/s/ Kenlon Reeve

Kenlon Reeve  
Court Appointed Visitor for Karen D. Gay

**RULE 7 NOTICE**

You will please take notice that pursuant to Utah Rules of Civil Procedure 7, the foregoing document will be submitted for signature at the expiration of seven days unless written objection is filed within that time period.

DATED July 19, 2021.

**Cragun Berube, P.C.**

/s/ Justin G. Berube

Justin G. Berube  
Attorney for Karen Sue Schumers