

Prepared by:  
First American Title Insurance Company  
1795 E Legend Hills Drive, Ste 100  
Clearfield, UT 84015  
(801)825-1313



\*W3273368\*

E# 3273368 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
15-Feb-23 0115 PM FEE \$40.00 DEP TN  
REC FOR: FIRST AMERICAN TITLE - LEGEND HIL  
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:  
LaJean R. Cumminas

764 W. 4075 S.  
Riverdale, UT 84405

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## AFFIDAVIT OF SUCCESSOR TRUSTEE

Escrow No. **14253-6258203 (lv)**  
A.P.N.: **09-182-0004**

This Affidavit is given to evidence the death of Lorenzo John Cummings, Trustee of the The Cummings Asset Protection Trust, dated June 27, 2013, and to establish LaJean R. Cummings, Successor Trustee of said Trust.

The undersigned hereby certifies that the Lorenzo John Cummings listed as Trustee of The Cummings Asset Protection Trust in that certain Warranty Deed recorded June 27, 2013 as Entry No. 2645702 in Book n/a, at Page n/a, records of the Recorder of Weber County, Utah is one and the same person as Lorenzo John Cummings, listed decedent on the attached certified Certificate of Death.

And by virtue of that death certificate attached hereto and recorded as part hereof and said Declaration of Trust, I do hereby declare that the conditions for Sole Trustee appointment have been met and pursuant to said Declaration of Trust, that I the undersigned, am now authorized as Sole Trustee of said Trust to sell, convey and borrow against any assets of the Trust particularly the property located at 2143 West 5500 South, Roy, UT 84067, and more particularly described as follows:

ALL OF LOT 37, ROSEWOOD ESTATES NO. 2, ROY CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO; PART OF LOT 38, ROSEWOOD ESTATES NO. 2, ROY CITY, WEBER COUNTY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 38; THENCE NORTH 64D25'48" EAST 62.58 FEET TO 2150 WEST STREET; THENCE SOUTHEASTERLY ALONG 2150 WEST STREET, 7.72 FEET ALONG THE ARC OF A 65 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 52D52' WEST 33.06 FEET; THENCE WEST 36.25 FEET TO BEGINNING.

ALSO, PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT THE NORTHWEST CORNER OF LOT 37, ROSEWOOD ESTATES NO. 2 SUBDIVISION, IN SAID SOUTHEAST QUARTER, RUNNING THENCE WEST 18.75 FEET, MORE OR LESS, TO WEST LINE OF PROPERTY DEEDED TO KAREN H MERRILL IN BOOK 1485, AT PAGE 1774 RECORDS OF WEBER COUNTY, UTAH; THENCE SOUTH ALONG SAID WEST LINE 136 FEET, MORE OR LESS, TO NORTH LINE OF ROSEWOOD MANOR CONDOMINIUM; THENCE EAST ALONG NORTH LINE OF SAID ROSEWOOD MANOR CONDOMINIUM 8 FEET, MORE OR LESS, TO WEST WALL OF EXISTING STORAGE SHED; THENCE NORTH 26 FEET, MORE OR LESS, TO THE SOUTH LINE OF ROSEWOOD ESTATES NO. 2 SUBDIVISION PROJECTED; THENCE EAST ALONG SAID PROJECTED LINE 10.75 FEET, MORE OR LESS, TO SOUTHEAST CORNER OF SAID LOT 37, THENCE NORTH ALONG WEST LINE OF SAID LOT 37; THENCE NORTH ALONG WEST LINE

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OF SAID LOT 37, 110 FEET TO POINT OF BEGINNING.  
TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING  
DESCRIBED PROPERTY; PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5  
NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY BEGINNING 30 FEET  
WEST AND 359 FEET NORTH FROM THE SOUTHEAST CORNER OF THE WEST HALF OF SAID  
QUARTER SECTION; RUNNING THENCE WEST 300 FEET; THENCE SOUTH 32 FEET; THENCE  
EAST 300 FEET; THENCE NORTH 32 FEET TO THE POINT OF BEGINNING.

DATED: February 13, 2023

**The Cummings Asset Protection Trust**

  
\_\_\_\_\_

**LaJean R. Cummings, Trustee**

OF SAID LOT 37, 110 FEET TO POINT OF BEGINNING.  
TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING  
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DATED: February 13, 2023

**The Cummings Asset Protection Trust**

  
\_\_\_\_\_

**LaJean R. Cummings, Trustee**

### ALL-PURPOSE NOTARY CERTIFICATE

STATE OF Utah )  
COUNTY OF Davis ) **SS.**

On 2/13/2023, before me, the undersigned Notary Public, personally

appeared Jean F. Cummings, Trustee of the Cummings Asset Protection Trust, dated June 27, 2013

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s)

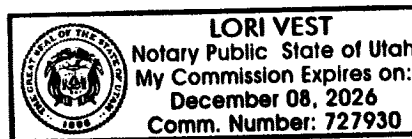
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their

authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf

of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Notary Public



My Commission Expires: 12/8/22

This area for official notarial seal.

**THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: (TYPE OF DOCUMENT)**

\_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

BY AND BETWEEN \_\_\_\_\_

AND \_\_\_\_\_

CONSISTING OF \_\_\_\_\_ PAGES AND WAS EXECUTED IN CONJUNCTION WITH

**First American Title Insurance Company FILE NO. 14253-6258203 (lv)**

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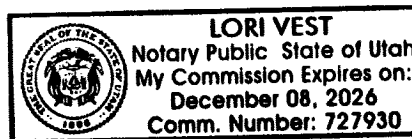
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**First American Title Insurance Company FILE NO. 14253-6258203 (lv)**

STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

E# 3273368 PG 4 OF 5

CERTIFICATE OF DEATH

State File Number: 2022021664

Lorenzo John Cummings  
(AKA LJ Cummings)

DECEDENT INFORMATION

Date of Death:	December 15, 2022	Time of Death:	15:55
City of Death:	Roy	County of Death:	Weber
Age:	91	Date of Birth:	May 23, 1931
Place of Birth:	Salt Lake City, Utah	Sex:	Male
Armed Services:	Yes	Marital Status:	Married
Spouse's Name:	LaJean Rees	Usual Occupation:	Property Investor
Industry/Business:	Self-Employed Property Investor	Education:	Some College but No Degree
Residence:	Roy, Utah	Father's Name:	Lorenzo John Cummings Sr
Mother's Name:	Alice Saxton	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Sunridge Assisted Living		

INFORMANT INFORMATION

Name:	LaJean Cummings	Relationship:	Wife
Mailing Address:	2143 West 5500 South, Roy, Utah 84067		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Roy City Cemetery, Roy, Utah
Date of Disposition:	December 20, 2022

FUNERAL HOME INFORMATION

Funeral Home:	Myers Mortuary - Roy
Address:	5865 South 1900 West, Roy, Utah 84067
Funeral Director:	Shawn B Kotter

MEDICAL CERTIFICATION

Certifying Physician: Casey L Stelter MD, 880 Heritage Park Blvd, Layton, Utah 84041

CAUSE OF DEATH

Alzheimer's Type Dementia  
Tobacco Use: Non-user  
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: December 20, 2022

Date Issued: December 20, 2022

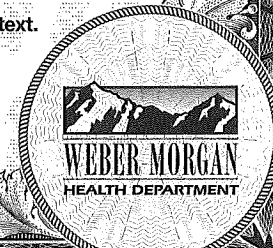
This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.  
Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext.  
This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



*Linda S. Winingger*  
Linda S. Winingger, MSW, LCSW  
State Registrar  
REV. 07/21



*Brian Cowan*  
Brian Cowan, MPH, LEHS  
Director/Health Officer  
County Health Department



STATE OF UTAH  
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E# 3273368 PG 4 OF 5

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Armed Services:	Yes	Marital Status:	Married
Spouse's Name:	LaJean Rees	Usual Occupation:	Property Investor
Industry/Business:	Self-Employed Property Investor	Education:	Some College but No Degree
Residence:	Roy, Utah	Father's Name:	Lorenzo John Cummings Sr
Mother's Name:	Alice Saxton	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Sunridge Assisted Living		

INFORMANT INFORMATION

Name:	LaJean Cummings	Relationship:	Wife
Mailing Address:	2143 West 5500 South, Roy, Utah 84067		

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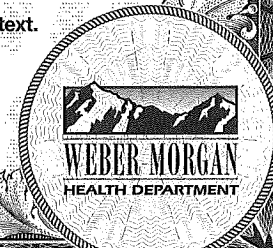
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State Registrar  
REV 07/21



*Brian Cowan*  
Brian Cowan, MPH, LEHS  
Director/Health Officer  
County Health Department





## STATE OF UTAH - DEPARTMENT OF HEALTH - OFFICE OF VITAL RECORDS AND STATISTICS AFFIDAVIT TO AMEND A RECORD

Corrections to a vital record may be made by affidavit but an item on a birth record may be corrected by affidavit only once. A court order is required for gender or subsequent changes. This form is not used with a court order. A court order is necessary to make any corrections to a Delayed Birth Certificate or Death Certificate. This affidavit cannot be used to correct medical information. Many changes, including marital status, require more information; please visit our website or contact our office. Please return any copies of the certificate with this completed affidavit and all supporting documentation. If corrected certificates are reissued within 90 days of issuance, the new certificate fee will be waived but affidavit fees may still apply. This affidavit may be mailed with the correct fees, proof of ID and application for a new certificate.

**Mailing Address:** Office of Vital Records and Statistics PO Box 141012 Salt Lake City, UT 84114-1012  
**Physical Address:** Office of Vital Records and Statistics 288 North 1460 West Salt Lake City, UT 84116  
**Contact Info:** <https://VitalRecords.utah.gov> 801-538-6105 vrequest@utah.gov



**Affidavit Instructions:** Please print or type. Items 1-6: Enter the facts as reported on the current vital record. Item 7: Enter the item number from items 1-6 that will be changed, if applicable. Item 8a: Enter the information as stated on the original record. Item 8b: Enter the correct information as it should be stated. Item 9: Enter the reason the change is necessary. Item 10: Enter the proofs used to support the change. The proofs must match the asserted fact(s) exactly. Proofs must be submitted with the affidavit. Items 11-22: Enter witness information.

**Witnesses for Birth Certificate:** If the person listed on the record is under 18 years of age, both parents of record **MUST** sign the affidavit. If only one parent is listed, the second witness **MUST** be an immediate family member of the listed parent. If the person listed on the record is 18 years of age or older, he/she **MUST** sign as one of the witnesses. The second witness **MUST** be their immediate family member.

**Witnesses for Death Certificate:** The informant must sign as a witness along with an immediate member of the decedent's family. If adding a spouse, the spouse must sign as a witness. If no immediate family, a person who is knowledgeable of the facts may sign.

[ ] BIRTH    [ ] DEATH    [ ] STILLBIRTH                      STATE FILE NUMBER: \_\_\_\_\_

INFORMATION AS REPORTED ON RECORD	1a. FIRST NAME		1b. MIDDLE NAME		1c. LAST NAME	
	2. SEX	3. DATE OF EVENT		4. PLACE OF OCCURRENCE (City and County)		
	5. NAME OF PARENT 1 (Maiden name if applicable)			6. NAME OF PARENT 2 (Maiden name if applicable)		
STATEMENT OF AMENDMENTS	7. ITEM NO.	8a. FACTS EXACTLY AS ON ORIGINAL RECORD			8b. CORRECT INFORMATION	
WHY IS CHANGE NEEDED?	9. _____					
DOCUMENTS USED	10. _____					
OATH OF FIRST WITNESS (MUST BE 18 OR OLDER)	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.				Subscribed to and Sworn to before me this ____ day of ____ 20__.	
	11a. SIGNATURE OF WITNESS (Must sign in front of Notary)		11b. PRINTED NAME OF WITNESS		STATE _____ COUNTY _____	
	12. DATE SIGNED	13. AGE OF WITNESS	14. DAYTIME TELEPHONE	15. RELATIONSHIP TO 1a.		
	16. ADDRESS OF WITNESS					
OATH OF SECOND WITNESS (MUST BE 18 OR OLDER)	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.				Subscribed to and Sworn to before me this ____ day of ____ 20__.	
	17a. SIGNATURE OF WITNESS (Must sign in front of Notary)		17b. PRINTED NAME OF WITNESS		STATE _____ COUNTY _____	
	18. DATE SIGNED	19. AGE OF WITNESS	20. DAYTIME TELEPHONE	21. RELATIONSHIP TO 1a.		
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	2. SEX	3. DATE OF EVENT		4. PLACE OF OCCURRENCE (City and County)		
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<b>DOCUMENTS USED</b>	10. _____					
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