

MAIL ALL TAX INFO TO:
Ronald DeJuncker
2832 South 1200 West
Syracuse, UT 84075

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BK 8342 PG 235

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/21/2023 1:03 PM
FEE 40.00 Pgs: 10
DEP AAM REC'D FOR LABARON
& JENSEN PC

WARRANTY DEED

15-070-0511

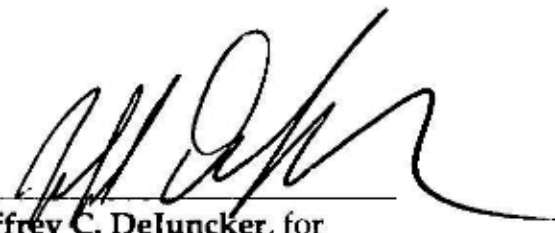
Ronald DeJuncker, grantor, hereby CONVEYS and WARRANTS to Ronald DeJuncker, as Trustee, of THE DEJUNCKER FAMILY TRUST dated December 16, 2008, all of his interest in the real property situated in the County of Davis, State of Utah described as:

LOT 511, THE COTTAGES AT HARVEST FIELDS PRUD – PHASE 5, according to the official plat thereof on file with the Davis County recorder's office.

PropAdr: 1123 South 4150 West, West Point, UT 84015

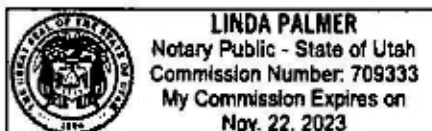
Subject to all prior reservations, enforceable liens, easements, covenants, conditions and restrictions, and rights of way of record; and including all other property rights previously conveyed to Grantor(s). The warranty in this deed is limited in this matter to: (1) the coverage the grantor(s) have under any policy of title insurance or damages of \$10.00 (whichever is greater) and (2) is to apply the doctrine of estoppel by deed with respect to after acquired title. Grantor in this deed is the Settlor of the above Trust. Witness my hand and official seal.

Date: September 15, 2023


Jeffrey C. DeJuncker, for
Ronald DeJuncker, as Attorney in Fact

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On this 15th day of September, 2023, before me, the undersigned Notary Public, in and for said county and state, personally appeared **Jeffrey C. DeJuncker for Ronald DeJuncker, as Attorney in Fact**, known to me, or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that executed the same. Witness my hand and official seal.




NOTARY PUBLIC

DURABLE GENERAL POWER OF ATTORNEY

I, RONALD OSCAR DEJUNCKER, the principal, of Syracuse, Utah, hereby make, appoint, and designate DEBRA B. DEJUNCKER of Syracuse, Utah, as my true and lawful attorney-in-fact and agent (hereinafter called my agent), for me and in my name, place and stead, or if she shall for any reason fail to qualify or cease to act as such, I make and appoint JEFFREY CURTIS DEJUNCKER, as my agent. If JEFFREY CURTIS DEJUNCKER shall for any reason fail to qualify or cease to act as such, I make and appoint DEVIN SCOTT DEJUNCKER as my agent and attorney in fact. This Durable General Power of Attorney shall not be affected by my subsequent disability or incapacity. My agent has all of the following powers:

1. General Grant of Power. My agent shall have power to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereinafter acquire relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following powers specifically enumerated in this instrument. Generally, my agent shall have power to do and perform all matters, transact all business, and make, execute and acknowledge all contracts, orders, deeds, mortgages, leases, assignments, assurances and instruments of any kind that may be requisite or proper to effectuate the purposes of this general power of attorney.

2. Agent Authorized to Act. My agent is authorized to exercise all powers hereunder on any terms and conditions and under such circumstances as my agent shall see fit; and to sign, execute, acknowledge and deliver any and all instruments and papers on my behalf necessary to exercise such powers. I grant to my agent full authority to perform any act whatsoever requested or necessary to be done in the premises as fully as I might do if personally present, with full power of substitution and revocation, and I hereby ratify and confirm all that my agent or my agent's representatives or appointees shall lawfully do by virtue of this authority.

3. Specific Powers. Without in any way limiting the generality of the power and authority conferred upon my agent by this instrument, my agent is authorized to and may exercise each of the following specific powers:

A. Real Estate Transactions. To buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust); collect all rent, sale proceeds and earnings from real estate; execute deeds, convey, assign and accept title to real estate; grant easements, create conditions and release rights of homestead with respect to real estate; create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and, in general, exercise all

powers with respect to real estate which I could if present and under no disability.

B. Financial Institution Transactions. To open, close, continue and control all accounts and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings and building and loan associations, credit unions and brokerage firms); deposit in and withdraw from and write checks on any financial institution account or deposit; and, in general, exercise all powers with respect to financial institution transactions which I could if present and under no disability.

C. Stock and Bond Transactions. To buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect, hold and safekeep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities; exercise all voting rights with respect to securities in person or by proxy, enter into voting trusts and consent to limitations on the right to vote; and in general, exercise all powers with respect to securities which I could if present and under no disability.

D. Tangible Personal Property Transactions. To buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; move, store, ship, restore, maintain, repair, improve, manage, preserve, insure and safekeep tangible personal property; and, in general, exercise all powers

with respect to tangible personal property which I could if present and under no disability.

E. Safe Deposit Box Transactions. To establish, open, continue and have access to all safe deposit boxes; remove all or any part of the contents thereof; sign, renew, release or terminate any safe deposit contract; drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which I could if present and under no disability.

F. Insurance and Annuity Transactions. To procure, acquire, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability insurance); pay premiums or assessments on or surrender and collect all distributions, proceeds or benefits payable under any insurance or annuity contract; and, in general, exercise all powers with respect to insurance and annuity contracts which I could if present and under no disability.

G. Retirement Plan Transactions. To contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for me under any retirement plan; make rollover contributions for any retirement plan to other retirement plans or

individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, general, exercise all powers with respect to retirement plans and retirement plan account balances which I could if present and under no disability.

H. Social Security, Unemployment and Military Service

Benefits. To prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which I could if present and under no disability.

I. Tax Matters. To sign, verify and file all my federal, state

and local, income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax; pay all taxes; claim, sue for and receive all tax refunds; examine and copy all my tax returns and records; represent me before any federal, state or local revenue agency or taxing body and sign and deliver all tax powers of attorney on my behalf that may be necessary for such purposes; waive rights and sign all documents on my behalf as required to settle,

pay and determine all tax liabilities; and, in general, exercise all powers with respect to tax matters which I could if present and under no disability.

J. Claims and Litigation. To institute, prosecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor of or against me or any of my property interests; collect and receipt for any claim or settlement proceeds and waive or release all of my rights; enter into employment and other contracts as necessary in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which I could if present and under no disability.

K. Business Operation. To organize or continue and conduct any business in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; exercise voting rights, operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which I could if present and under no disability.

L. Borrowing Transactions. To borrow money; mortgage or pledge any real estate or tangible or intangible personal properties as security for such purposes; sign, renew, extend, pay and satisfy any notes or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which I could if present and under no disability.

M. Estate Transactions. To accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for me; establish a revocable trust solely for my benefit that terminates at my death and is then distributable to the personal representative of my estate; and, in general, exercise all powers with respect to estates and trusts which I could if present and under no disability; provided, however, that the agent may not make or change my will and may not revoke or amend any trust revocable or amendable by me, or require the trustee of any trust for my benefit to pay income to the agent unless specific authority to that end is given in the provisions of my trust.

N. Gifts. To give annually, from any of my real or personal property, in cash or in kind, and in partnership or membership interests or shares of stock of any corporation which I own, in amounts of value up to the full amount of the annual federal gift tax exclusion applicable to the year in question, to my spouse, each of my children, my children's spouses, my grandchildren and others of my issue of greater generations. The limitation in the last sentence as to the value of a gift will not apply to any gifts that qualify for the unlimited federal gift tax marital deduction. Gifts made pursuant to this paragraph shall only be made to such persons and in such amounts as my agent determines necessary, in my agent's sole and absolute discretion, to reduce my estate to the maximum taxable estate for which no federal estate tax would be payable after taking into

consideration all credits available to my estate. Such gifts shall be deemed gifts made by me as if I were making such transfers personally.

O. Power of Collection and Payment. To forgive, request, demand, sue for, recover, collect, receive, hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, annuities, pensions, profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, tangible or intangible property rights and demands whatsoever, liquidated or unliquidated, now or hereafter owned by or due, owing, payable or belonging to me, or in which I have or may hereafter acquire an interest; to have, use and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise and agree for the same, and to execute and deliver for me, on my behalf and in my name, all endorsements, release, receipts or other sufficient discharges for the same.

P. Motor Vehicles. To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignments.

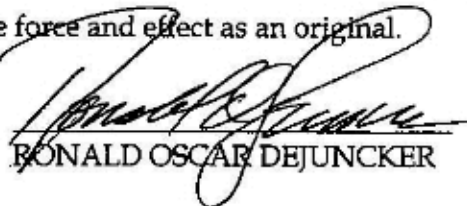
4. Interpretation and Governing Law. This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or

restrict the general power herein granted to my agent. This instrument is executed and delivered in the State of Utah, and the laws of the State of Utah shall govern all questions as to the validity of this power and the construction of its provisions.

5. Third Party Reliance. Third parties may rely upon the representations of my agents as to all matters, to any power granted to my agent, and no person who may act in reliance upon the representation of my agent, or the authority granted to my agent, shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.

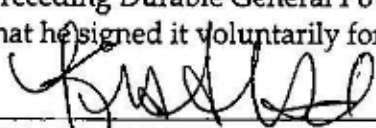
6. Disability of Principal. This Durable General Power of Attorney shall not be affected by my subsequent disability or incompetency.

IN WITNESS WHEREOF, I have executed this Durable General Power of Attorney this 16 day of December 2008, and I have directed that photographic copies of this power shall have the same force and effect as an original.


RONALD OSCAR DEJUNCKER

STATE OF UTAH)
): ss.
COUNTY OF DAVIS)

On this 16 day of December 2008, before me personally appeared RONALD OSCAR DEJUNCKER, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding Durable General Power of Attorney, and acknowledged before me that he signed it voluntarily for its stated purpose.


NOTARY PUBLIC

