

Mail Recorded Deed and Tax Notice  
To: S. Jay West and Judene C. West  
3687 W. 12125 S.  
Riverton, UT 84065



**COTTONWOOD**  
**TITLE**

File No.: 111016-MAD

## **WARRANTY DEED**

Pamela J. Stevens as Guardian and Conservator to S. Jay West, a protected person, pursuant to Letters of Guardianship and Conservatorship filed in the Third Judicial District Court, Salt Lake County, State of Utah as Case No. 173901683

**GRANTOR(S)** of Draper, State of Utah, hereby Conveys and Warrants to

S. Jay West and Judene C. West, husband and wife

**GRANTEE(S)** of Orem, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 45-638-3106 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 23rd day of August, 2019.

S. Jay West  
S. Jay West

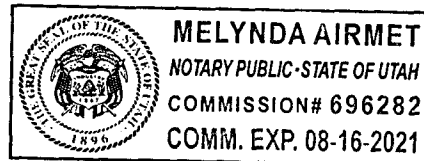
By: [Signature]  
Pamela J. Stevens, as Conservator pursuant to  
Letters of Guardianship and Conservatorship  
filed in the Third Judicial District Court, Salt Lake  
County, State of Utah as Case No. 173901683

STATE OF UTAH

COUNTY OF UTAH

On this 23 day of August, 2019, before me, the undersigned Notary Public, personally appeared Pamela J. Stevens who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as Conservator to S. Jay West, a protected person, pursuant to Letters of Guardianship and Conservatorship filed in the Third Judicial District Court, Salt Lake County, State of Utah as Case No. 173901683 and acknowledged to me that she subscribed the protected person's name thereto together with her own name as Conservator.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 3106, contained within LEXINGTON TOWNS PHASE 2, as the same is identified on the Plat recorded in the office of the Recorder of Utah County, Utah (as said Plat may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions for Lexington Towns, recorded in the office of the Recorder of Utah County, Utah (as said Declaration may have heretofore been amended or supplemented), together with and subject to the appurtenant rights and obligations as a member of the Lexington Towns Owners Association, Inc.

The Order of the Court is stated below:

Dated: October 25, 2017  
03:13:26 PM

/s/ JOANNE SAGRE  
District Court Clerk



ENT 81715 : 2019 PG 4 of 4

MATTHEW N. OLSEN  
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Utah State Bar No. 13320  
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**DISTRICT COURT OF THE STATE OF UTAH  
THIRD JUDICIAL DISTRICT  
SALT LAKE COUNTY**

In the interest of  JUDENE C. WEST DOB: June 27, 1939  S. JAY WEST DOB: February 21, 1938  Persons Over the Age of Eighteen.	<b>LETTERS OF GUARDIANSHIP AND CONSERVATORSHIP</b>  Case No. 173901683 GT  Honorable Elizabeth Hruby-Mills
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Petitioner, PAMELA J. STEVENS, was duly appointed and qualified as guardian and conservator of the above named individual on the 25<sup>th</sup> day of October 2017, by the Court.

These letters are issued to evidence the appointment, qualification, and authority of the said guardian and conservator.

WITNESS, my signature and the Seal of this Court, this 25<sup>th</sup> day of October 2017.