

ENT 82569 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Oct 23 11:31 AM FEE 40.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
3340 North Center Street, Suite 100
Lehi, UT 84043

File No.: 194789-KMF

SUCCESSOR TRUSTEE AFFIDAVIT

I, the undersigned James G. Seaberg as Successor Trustee, do hereby affirm the following:

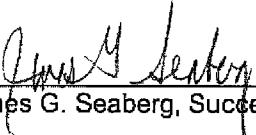
1. The copy of the trust document provided to Cottonwood Title Insurance Agency, Inc. is a true and correct copy of the trust agreement or certification of trust of The Rhea D. Seaberg Revocable Trust u/a/d 7/07/2016 (the "Trust"). The Trust is in full force and effect, and it has not been revoked or terminated.
2. I was (we were) well and personally acquainted with Rhea D. Seaberg, a trustee named in that certain Warranty Deed recorded March 18, 2019 as Entry No. 21808:2019 in the records of the Utah County Recorder.
3. I (we) know of my (our) own knowledge that Rhea D. Seaberg in the said deed and Rhea Decker Seaberg mentioned in the attached Certificate of Death was one and the same person.
4. Pursuant to the terms of the Trust and the successor trustee provisions therein, I (we) have been duly appointed and named as successor trustee(s) of the Trust.
5. I (we) have full power to convey title, sell, or enter into any contract pertaining to real property currently held in the Trust. Said property is located in Utah County, State of Utah (the "Property"), and is more particularly described as:

Lot 103, THE GARDENS AT IVORY RIDGE PLAT "A", a Planned Community, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 40-432-0103 (for reference purposes only)

6. The Trust has not been terminated or amended in any way to restrict my (our) ability to convey title to the Property.
7. I am (we are) still the current successor trustee(s) of the Trust, and there are no new successor trustees.
8. In light of the foregoing facts, the undersigned, in consideration of the issuance by Alliant National Title Insurance Company of a policy of Title Insurance covering the said Property in the manner described, hereby promises, covenants and agrees to hold harmless, protect and indemnify Cottonwood Title Insurance Agency, Inc. and Alliant National Title Insurance Company against any liabilities, losses, damages, expenses and charges that may arise as a result of reliance on this Affidavit.

Signed this October 22, 2025



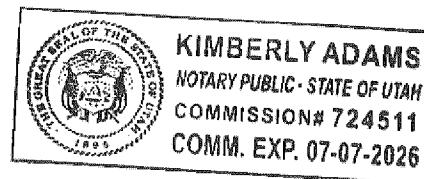
James G. Seaberg, Successor Trustee

STATE OF UTAH

COUNTY OF UTAH

Subscribed and sworn to before me this October 22, 2025, by James G. Seaberg.

Kimberly Adams
Notary Public



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

ENT 82569:2025 PG 3 of 3

CERTIFICATE OF DEATH

State File Number: 2022007457

Rhea Decker Seaberg

DECEDENT INFORMATION

Date of Death:	April 24, 2022	Time of Death:	08:14
City of Death:	Lehi	County of Death:	Utah
Age:	94	Date of Birth:	August 4, 1927
Place of Birth:	Sanford, Colorado	Sex:	Female
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:	John Jefferson Seaberg Jr (Deceased)	Usual Occupation:	School Teacher
Industry/Business:	Primary Education	Education:	Master's Degree
Residence:	Lehi, Utah	Father's Name:	Edgar Thompson Decker
Mother's Name:	Myrtle Josephine Christensen	Facility Type:	Hospital Inpatient
Facility or Address:	Mountain Point Medical Center		

INFORMANT INFORMATION

Name: James Gregory Seaberg Relationship: Son
Mailing Address: 1289 East 300 North, Alpine, Utah 84004

DISPOSITION INFORMATION

Method of Disposition: Burial/Removal
Place of Disposition: Alamosa Municipal Cemetery, Alamosa, Colorado
Date of Disposition: May 21, 2022

FUNERAL HOME INFORMATION

Funeral Home: Warenski Funeral Home
Address: 1776 North 900 East, American Fork, Utah 84003
Funeral Director: Shawn R Warenski

MEDICAL CERTIFICATION

Certifying Physician: Brenden Gallagher MD, 5505 South 900 East #240, Murray, Utah 84117

CAUSE OF DEATH

Acute On Chronic Respiratory Failure With Hypoxia
Due to (or as a consequence of): Pulmonary Hypertension
Due to (or as a consequence of): Acute On Chronic Diastolic Heart Failure
Due to (or as a consequence of): Pulmonary Edema
Tobacco Use: Non-user

Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: April 26, 2022

Date Issued: April 27, 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.

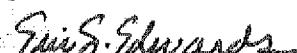


Linda S. Winger, MSW, LCSW
State Registrar

Rev 12/20



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Eric S. Edwards, MPA, MCES
Executive Director
Utah County Health Department

