

14166486 B: 11452 P: 2459 Total Pages: 3
10/23/2023 03:54 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
West Valley School Development II, LLC, a Utah limited liability company
290 North Flint Street, Suite A
Kaysville, UT 84037



File No.: 162263-DMP

WARRANTY DEED

Richard L. Defa and Robyn R. Defa, or their successors, Trustees of The Richard and Robyn Defa Trust,
u/a/d September 20, 2013,

GRANTOR(S), of West Valley City, State of Utah, hereby Conveys and Warrants to

West Valley School Development II, LLC, a Utah limited liability company,

GRANTEE(S), of Kaysville, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-02-478-001 (for reference purposes only)

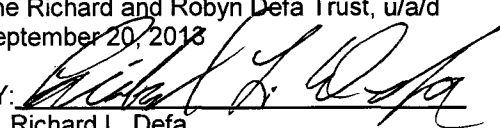
SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

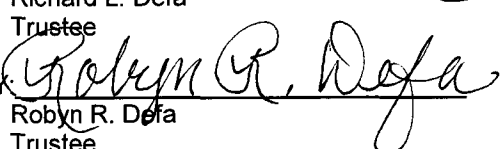
Dated this 19th day of October, 2023.

The Richard and Robyn Defa Trust, u/a/d
September 20, 2013

BY:


Richard L. Defa
Trustee

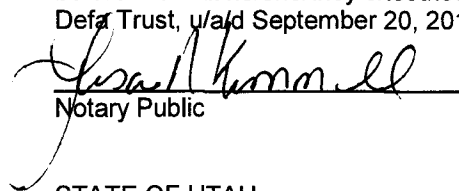
BY:


Robyn R. Defa
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of October, 2023, before me, personally appeared Richard L. Defa, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Robyn R. Defa on behalf of The Richard and Robyn Defa Trust, u/a/d September 20, 2013.


Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE



On this 19th day of October, 2023, before me, personally appeared Robyn R. Defa, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Richard L. Defa on behalf of The Richard and Robyn Defa Trust, u/a/d September 20, 2013.

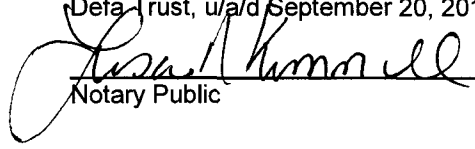

Notary Public



EXHIBIT A
Legal Description

Beginning at the Southeast corner of Lot 7, Cape Cod Estates Phase 1 Subdivision; said point being located South 0°07'46" East along section line 1320.30 feet and West 53.00 feet from the East Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°07'46" East along the westerly right-of-way line of 5600 West Street a distance of 802.70 feet to the Northerly line of the Questar Gas parcel; thence South 89°52'14" West 118.88 feet along said Northerly line to the Denver & Rio Grande Western Railroad right-of-way; thence North 50°03'24" West along the Northeasterly right-of-way line of said railroad a distance of 1,246.57 feet to the Southwest corner of Lot 311, Cape Cod Estates Phase 3 Subdivision; thence North 89°51'35" East along the Southerly line of said Cape Cod Estates Phase 3 and Phase 1 Subdivisions a distance of 1,072.79 feet to the point of beginning.

14166487 B: 11452 P: 2462 Total Pages: 5
10/23/2023 03:54 PM By: tpham Fees: \$40.00
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File No.: 162263-DMP

PERSONAL REPRESENTATIVE'S DEED

This Deed made by **Nancy Jane Kathryn Defa**, as Personal Representative of the Estate of **Robert Joseph Defa** (also known as **Robert J. Defa** and **Robert Defa** and is known on the attached Death Certificate as **Robert Joseph Defa**),

GRANTOR(S), of West Valley City, State of Utah,

to West Valley School Development II, LLC, a Utah limited liability company,

GRANTEE(S), of Kaysville, State of Utah

Whereas, Grantor is the qualified personal representative of said estate as shown in the Letters of Administration or Letters Testamentary, filed as Probate Number 233901961 in the Third District Court, Utah:

Therefore, for valuable consideration received, Grantor sells and conveys to Grantee the following described real property in **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 20-02-478-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions and easements of record; and all applicable zoning laws and ordinances.

Dated this 19th day of October, 2023.

The Estate of Robert Joseph Defa pursuant to
Probate Case No. 233901961

By

Nancy Jane Kathryn Defa
Nancy Jane Kathryn Defa
Personal Representative

STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of October, 2023, before me, personally appeared Nancy Jane Kathryn Defa, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Estate of Robert Joseph Defa pursuant to Probate Case No. 233901961 in the Third District Court of Utah in her capacity as Personal Representative.

Lisa N. Kimmel
Notary Public



CERTIFICATE OF DEATH

State File Number: 2023004132

Robert Joseph Defa

DECEDENT INFORMATION

Date of Death:	March 7, 2023	Time of Death:	09:47
City of Death:	West Valley City	County of Death:	Salt Lake
Age:	73	Date of Birth:	December 1, 1949
Place of Birth:	Salt Lake City, Utah	Sex:	Male
Armed Services:	Yes	Marital Status:	Married
Spouse's Name:	Nancy Jane Barker	Usual Occupation:	Welder
Industry/Business:	Mining	Education:	Associate Degree
Residence:	West Valley City, Utah	Father's Name:	Joseph Defa
Mother's Name:	Mary Giovengo	Facility Type:	Home
Facility or Address:	3802 S 5600 W		

INFORMANT INFORMATION

Name:	Nancy Jane Defa	Relationship:	Spouse
Mailing Address:	3802 S 5600 W, West Valley City, Utah 84120		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Valley View Memorial Park, West Valley, Utah
Date of Disposition:	March 14, 2023

FUNERAL HOME INFORMATION

Funeral Home:	Valley View Funeral Home
Address:	4335 West 4100 South, West Valley City, Utah 84120
Funeral Director:	Megan Gorzitze

MEDICAL CERTIFICATION

Certifying Physician:	Joshua B Oaks MD, 520 Medical Drive, Suite 300, Bountiful, Utah 84010
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CAUSE OF DEATH

Malignant Neoplasm Of Intestinal Tract
 Tobacco Use: Non-user
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: March 13, 2023

Date Issued: March 13, 2023

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. Wininger
 Linda S. Wininger, MSW, LCSW
 State Registrar
Rev. 07/21



Angela C. Dunn
 Angela C. Dunn, MD, MPH
 Director/Health Officer
 County/District Health Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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.	NOTARY SIGNATURE _____
	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.	NOTARY SIGNATURE _____
	22. ADDRESS OF WITNESS					

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EXHIBIT A

Beginning at the Southeast corner of Lot 7, Cape Cod Estates Phase 1 Subdivision; said point being located South $0^{\circ}07'46''$ East along section line 1320.30 feet and West 53.00 feet from the East Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South $00^{\circ}07'46''$ East along the westerly right-of-way line of 5600 West Street a distance of 802.70 feet to the Northerly line of the Questar Gas parcel; thence South $89^{\circ}52'14''$ West 118.88 feet along said Northerly line to the Denver & Rio Grande Western Railroad right-of-way; thence North $50^{\circ}03'24''$ West along the Northeasterly right-of-way line of said railroad a distance of 1,246.57 feet to the Southwest corner of Lot 311, Cape Cod Estates Phase 3 Subdivision; thence North $89^{\circ}51'35''$ East along the Southerly line of said Cape Cod Estates Phase 3 and Phase 1 Subdivisions a distance of 1,072.79 feet to the point of beginning.