WHEN RECORDED, MAIL TO:

James A. Arrowsmith 2262 E. Gambel Oak Drive Sandy, UT 84092 14294818 B: 11522 P: 565 Total Pages: 4
10/01/2024 10:30 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs,Recorder, Salt Lake County, Utah
Return To: JAMES ARROWSMITH
2262 GAMBEL OAK DRSANDY, UT 84092

MAIL TAX STATEMENTS TO:

Gwenyth H. Mathys, Trustee 2242 East 11660 South Sandy, UT 84092

AFFIDAVIT OF SUCCESSOR TRUSTEE UPON DEATH OF TRUSTEE

STATE OF UTAH)
	:ss
COUNTY OF SALT LAKE)

Gwenyth H. Mathys ("Affiant"), being of legal age and being first duly sworn, deposes and states as follows:

- 1. This Affidavit is given to evidence the death of Jessie F. Hartshorn, currently serving as Trustee of The Jessie F. Hartshorn Family Living Trust dated October 25, 2002 and to establish Affiant as Successor Trustee of said Trust.
- 2. Affiant hereby certifies that Jessie F. Hartshorn listed as a Trustee of the Trust is one and the same person as Jessie Ferguson Hartshorn, who is named in that particular Certificate of Death, State File No. 2024013702, a certified copy of which is attached hereto and by this reference made a part hereof.
- 3. Based upon the provisions of the above-referenced Trust and by virtue of the death of Jessie F. Hartshorn as evidenced by said Death Certificate, Affiant does hereby declare that the conditions for the appointment of Affiant as Successor Trustee have been met and that, pursuant to said Trust, Affiant is now authorized as Successor Trustee to sell, convey or otherwise transfer, distribute, encumber or manage the Trust assets. This Affidavit is given with specific reference to the sale, conveyance or other distribution from the trust estate of that certain real property located in Salt Lake County, State of Utah and more particularly described as follows:

See EXHIBIT "A" attached hereto and by this reference made a part hereof.

Dated this 6th day of September, 2024.

Swenyth H. Mathys

Gwenyth H. Mathys

SUBSCRIBED AND SWORN to before me this 6th day of September, 2024.

JAMES A. ARROWSMITH

NOTARY PUBLIC STATE OF UTAH

COMMISSION# 719457

COMM. EXP. 07-29-2025

EXHIBIT "A"

PROPERTY DESCRIPTIONS

The following described parcels of real property located in Salt Lake County, Utah:

Parcel 1 (located at 1401 - 1405 South 2300 East)

Commencing at the Southwest corner of Lot 9, Block 16, 5 Acre Plat "C", Big Field Survey, and running thence South 4.52 feet; thence South 33°15' East 30 feet; thence Northeasterly to the Southwest corner of Lot 97, Beacon Heights; thence North 101.1 feet; thence West 90.75 feet; thence South 101.1 feet to the point of beginning.

TAX PARCEL NO.16-15-131-003

Parcel 2 (located at 1393 South 2300 East)

Commencing 101.1 feet North from the Southwest Corner of Lot 9, Block 16, 5 Acre Plat "C", Big Field Survey, and running thence North 75 feet; thence East 90.75 feet; thence South 75 feet; thence West 90.75 feet to the place of beginning.

TAX PARCEL NO. 16-15-131-002

Parcel 3 (located at 1389 South 2300 East)

Commencing 176.1 feet North from the Southwest corner of Lot 9, Block 16, Five Acre Plat "C", Big Field Survey, and running thence North 55 feet; thence East 90.75 feet; thence South 55 feet; thence West 90.75 feet to the point of beginning.

TAX PARCEL NO. 16-15-131-001

Parcel 4 (located at 1389 South 2300 East)

Commencing at the Northwest corner of Lot 98, Beacon Heights, and running thence East 10 feet; thence South 74.65 feet; thence West 10.64 feet (more or less); thence North 74.65 feet to the place of beginning.

TAX PARCEL NO. 16-15-207-001



CERTIFICATE OF DEATH

State File Number: 2024013702

Jessie Ferguson Hartshorn

DECEDENT INFORMATION

Date of Death: August 9, 2024 Time of Death: 02:15
City of Death: South Jordan County of Death: Salt Lake

Age: 92 Date of Birth: November 26, 1931

Place of Birth:Airdrie, ScotlandSex:FemaleArmed Services:NoMarital Status:WidowedSpouse's Name:Melvin Charles Hartshorn (Deceased)Usual Occupation:Florist

Industry/Business: Floral Shop Eduçation: High School or GED

Residence: South Jordan, Utah Father's Name: James Derry Gilmour Ferguson Mother's Name: Mary Knox Hamilton Facility Type: Nursing Home/Assisted Living

Facility or Address: Beehive Memory Care

INFORMANT INFORMATION

Name: Gwen Hartshorn Mathys Relationship: Daughter

Mailing Address: 2242 East 11660 South, Sandy, Utah 84092

DISPOSITION INFORMATION

Method of Disposition: Burial

Place of Disposition: Lehi City Cemetery, Lehi, Utah

Date of Disposition: August 17, 2024

FUNERAL HOME INFORMATION

Funeral Home: Wing Mortuary

Address: 118 East Main Street, Lehi, Utah 84043

Funeral Director: Quinn A Wing

MEDICAL CERTIFICATION

Certifying Physician: Amy L Flynn APRN, Comfort Worx Hospice, 375 Main Street Suite 103, Kaysville, Utah 84037

CAUSE OF DEATH

Hypoxia

Due to (or as a consequence of): Congestive heart failure

Due to (or as a consequence of). Hypertension

Tobacco Use: Non-user

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

Date Registered: August 14, 2024 Date Issued: August 14, 2024

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, MSW, LCSW



Suis Salwards

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

Utah County
Health Department

NANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

4294818 B: 11522 P: 568 P

RECORDED AT THE REQUEST OF: GRANT & GRANT, P.C. 420 EAST SOUTH TEMPLE, #450 SALT LAKE CITY, UT 84111

MAIL TAX NOTICE TO: JESSIE F. HARTSHORN, Trustee 1393 South 2300 East Salt Lake City, UT 84108-2326 10080937 04/27/2007 02:04 PM \$13.00 Book - 9456 P9 - 768-769 GARY ₩. OTT RECORDER, SALT LAKE COUNTY, UTAH GRANT % GRANT 420 E SOUTH TEMPLE STE.450 SLC UT 84111-1343 8Y: EPM, DEPUTY - WI 2 P.

Parcel 1 No. 16-15-207-001 Parcel 2 No. 16-15-131-001 (This Quitclaim Deed corrects Entry No. 9144321.)

QUIT-CLAIM DEED

JESSIE F. HARTSHORN, a widow, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT-CLAIMS to

JESSIE F. HARTSHORN, Trustee of the JESSIE F. HARTSHORN FAMILY LIVING TRUST dated October 25, 2002, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration**** the following described tracts of land in Salt Lake County, State of Utah:

See Exhibit "A" which is attached.

WITNESS the hand of said Grantor, this 8th day of February, 2007.

SSIE F. HARTSHORN

STATE OF UTAH

: ss.

)

COUNTY OF SALT LAKE)

On the 8th day of February, 2007, personally appeared before me JESSIE F. HARTSHORN, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Notary Public
CHRISTIE W. WHITING
420 E. South Temple, Ste 450
8alt Lake City, Utah 84111
My Commission Expires
Beptember 11, 2009
State of Utah

NOTARY PUBLIC Residing at

Salt Lake City, Utah

EXHIBIT "A"

An undivided one-half (½) interest in and to the following two parcels of real property located in Salt Lake County, State of Utah:

Parcel No. 1: Commencing at the NW corner of Lot 98, Beacon Heights, thence East 10 Feet; thence South 74.65 Feet, thence West 10 Feet; thence North 74.65 Feet to the place of beginning, and also

Parcel No. 2: Commencing 176.1 Feet North from the SW corner of Lot 9, Block 16, five acre Plat C, Big Field Survey; thence North 55 Feet; thence East 90.75 Feet; thence South 55 Feet; thence West 90.75 Feet to the point of beginning.

10080938

When Recorded, Mail to:

GRANT & GRANT, P.C. ATTORNEYS AT LAW 420 EAST SOUTH TEMPLE, SUITE 450 SALT LAKE CITY, UT 84111 10080938
04/27/2007 02:04 PM \$15.00
Book - 9456 P9 - 770-772
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
GRANT & GRANT
420 E SOUTH TEMPLE STE.450
SLC UT 84111-1343
BY: EPM, DEPUTY - WI 3 P.

PARCEL 1 NO. 16-15-207-001 PARCEL 2 NO. 16-15-131-001

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made and executed by the Personal Representative of the Estate of MELVIN C. HARTSHORN, deceased, to-wit: JESSIE F. HARTSHORN, of Salt Lake City, Utah; hereinafter referred to as GRANTOR; and,

WHEREAS, GRANTOR is the qualified general Personal Representative of the Estate of MELVIN C. HARTSHORN, deceased, filed as Probate No. 023901718, in the Third Judicial District Court of Salt Lake County, State of Utah, Probate Division; and,

WHEREAS, a true and correct certified copy of the Letters Testamentary, evidencing the authority and qualification of the above Personal Representative is attached hereto as Exhibit "A"; and,

GRANTOR, for the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, SELLS, CONVEYS AND DEEDS to JESSIE F. HARTSHORN, Trustee of the JESSIE F. HARTSHORN FAMILY LIVING TRUST dated October 25, 2002, a one-half, undivided interest in and to the following two (2) parcels of real property located in Salt Lake County, State of Utah:

Parcel No. 1: Commencing at the NW corner of Lot 98, Beacon Heights, thence East 10 Feet; thence South 74.65 Feet, thence West 10 Feet; thence North 74.65 Feet to the place of beginning, and also

BK 9456 PG 770

Parcel No. 2: Commencing 176.1 Feet North from the SW corner of Lot 9, Block 16, five acre Plat C, Big Field Survey; thence North 55 Feet; thence East 90.75 Feet; thence South 55 Feet; thence West 90.75 Feet to the point of beginning.

IN WITNESS WHEREOF, the undersigned has executed this Personal Representative's Deed at the location and on the deed indicated below.

JESSIE F. HARTSHORN, Grantor and Personal Representative of the Estate of Melvin C. Hartshorn, deceased.

STATE OF UTAH) : ss. COUNTY OF SALT LAKE)

On this 8th day of February, 2007, personally appeared before me, a Notary Public, JESSIE F. HARTSHORN, as Grantor and Personal Representative of the Estate of MELVIN C. HARTSHORN, deceased, and as the signer of the foregoing Personal Representative's Deed, who acknowledged to me that she executed the same.



NOTARY PUBLIC, residing at:

Salt Lake City, State of Utah

My Commission Expires: 9/11/2009

FILED DISTRICT COURT

Third Judicial District

Randall E. Grant (USB #1235) GRANT & GRANT, P.C. Attorneys for Petitioners 420 East South Temple, Suite 450 Salt Lake City, UT 84111 Telephone: (801) 364-7777 BEC 1 1 2002

SALT LAKE COUNTY

Deputy Clerk

IN THE THIRD JUDICIAL DISTRICT COURT, IN AND FOR

SALT LAKE COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF : LETTERS TESTAMENTARY

MELVIN C. HARTSHORN,

: Probate No. 083901718

Deceased.

JUDGE: TOLOTHUR & HANSON

JESSIE F. HARTSHORN, was duly appointed and qualified as personal representative of the estate of the above-named decedent on the day of December, 2002, by the Court with all authority pertaining thereto.

Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

WITNESS, my signature and the Seal of this Court, this // day of _____, 2002.

I CERTIFY THAT THIS IS A TRUE COUPOF A ORIGINAL DOCUMENT ON FILE IN THE THIP DISTRICT COURT, SALT LAKE COUNTY, ST. DATE:

DEPUT/COURT CLERA

Olerk of the Court

EXHABIT SK 9456 PG 772