

Recording requested by:
Lendmark Closing Services of Utah, LLC
10808 River Front Pkwy
Suite 300
South Jordan, UT 84095

13452266
11/5/2020 11:45:00 AM \$40.00
Book - 11054 Pg - 9365-9366
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LENDMARK CLOSING SERVICES UTAH
BY: eCASH, DEPUTY - EF 2 P.

and when recorded, please return this
deed and tax statements to:

Darlene F. Duffin
940 East Avila Court
Sandy, Utah, 84094

Above reserved for official use only

WARRANTY DEED

A.P.N.: 28-17-380-026

Ray Duffin and Darlene F. Duffin, as trustees of the Ray Duffin and Darlene F. Duffin Trust, U/A/D 5/01/2012 ("Grantor") of Sandy, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS to: Darlene F. Duffin, a single person, ("Grantee"), of Sandy, Salt Lake County, Utah, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

LOT 909, SILVER SAGE NO. 10, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, UTAH.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Signed this 9 day of 10, 2020.

Ray Duffin and Darlene F. Duffin Trust, U/A/
D 5/01/2012

Darlene Duffin
Darlene Duffin, Surviving Trustee

STATE OF UTAH

County of Salt Lake)
)
) ss

On October 9, 2020, before me, the undersigned Notary Public, personally appeared Darlene Duffin, Surviving Trustee of the Ray Duffin and Darlene F. Duffin Trust, U/A/D 5/01/2012, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Melanie Monge
Signature of Notary Public

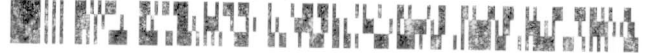
My commission expires on 4/21, 2023.

Melanie Monge
Printed Name of Notary



WHEN RECORDED RETURN TO:
Pattie S. Christensen
12903 S 300 E
Draper, Utah 84020

14390974 B: 11575 P: 248 Total Pages: 3
05/29/2025 04:24 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PATTIE S CHRISTENSEN
12903 S 300 E DRAPER, UT 84020



AFFIDAVIT OF SUCCESSOR TRUSTEE

28-17-380-026-0000

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

This Affidavit is given to evidence the death of Ray Duffin, trustee of The Ray Duffin and Darlene Duffin Trust dated May 1, 2012.

The undersigned hereby certifies that the Ray Duffin listed as trustee of the above referenced trust is the same decedent on the attached Certificate of Death of Ray Duffin.

By virtue of that death certificate attached hereto and as a part hereof and the above referenced trust agreement, I do declare that Darlene Duffin is the sole trustee trustee of said trust and no further action is required to evidence the same.

This Affidavit is with respect to the following real estate located in Salt Lake, Utah.

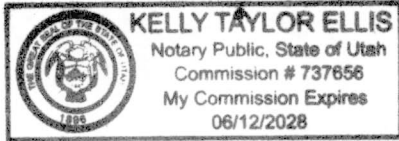
LOT 909, SILVER SAGE # 10. 8347-9348 8356-4046 8415-9087

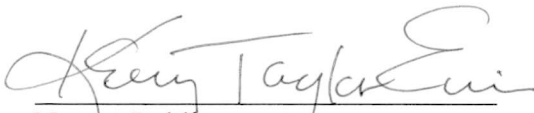
Property Address: 940 E Avila Ct

Dated: May 22, 2025

Pattie S. Christensen

Subscribed and sworn to before me, the undersigned Notary Public this 22nd day of May, 2025,
by Pattie S. Christensen.




Notary Public

CERTIFICATE OF DEATH

State File Number: 2019013516

Ray Duffin

DECEDENT INFORMATION

Date of Death:	September 12, 2019	Time of Death:	18:45
City of Death:	Sandy	County of Death:	Salt Lake
Age:	76	Date of Birth:	March 15, 1943
Place of Birth:	Salt Lake City, Utah	Sex:	Male
Armed Services:	Yes	Marital Status:	Married
Spouse's Name:	Darlene Feinauer	Usual Occupation:	Sales
Industry/Business:	Finance	Education:	Bachelor's Degree
Residence:	Sandy, Utah	Parent or Father:	Max H Duffin
Parent or Mother:	Aurelia Walz	Facility Type:	Home
Facility or Address:	940 East Avila Court		

INFORMANT INFORMATION

Name:	Darlene Duffin	Relationship:	Spouse
Mailing Address:	940 East Avila Court, Sandy, Utah 84094		

DISPOSITION INFORMATION

Method of Disposition: Burial
Place of Disposition: Wasatch Lawn Memorial Park, Salt Lake City, Utah
Date of Disposition: September 27, 2019

FUNERAL HOME INFORMATION

Funeral Home: Wasatch Lawn Mortuary
Address: 3401 South Highland Drive, Millcreek, Utah 84106
Funeral Director: Danielle DeLuca

MEDICAL CERTIFICATION

Medical Professional: Leigh Thompson MD, Alta View Hospital, 9720 South 1300 East, E240, Sandy, Utah 84094

CAUSE OF DEATH

Cardiac Arrest
Due to (or as a consequence of): Combined Systolic And Diastolic Congestive Heart Failure
Due to (or as a consequence of): Coronary Artery Disease Status Post Coronary Artery Bypass Grafting
Due to (or as a consequence of): Coronary Artery Disease With Angina
Other significant conditions: Hypertension, Hyperlipidemia, Chronic Kidney Disease, Morbid Obesity, Type 2 Diabetes Mellitus
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: September 17, 2019

Date Issued: September 17, 2019

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: High Resolution Border, V & R images in top cycloids, and microtext.
This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.

Richard J. Oborn
Richard J. Oborn, MPA
State Registrar
Rev. 1/16



065843259

Gary L. Edwards
Gary L. Edwards
Director/Health Officer
County/District Health
Department

SL
SALT LAKE
COUNTY
HEALTH
DEPARTMENT