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Notice To:

IRENE C. WEST
174 E. 2200 N.
Lehi, UT 84043

ENT 111811:2015 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Dec 15 9:09 am FEE 12.00 BY RG
RECORDED FOR GENIEL M ASHCRAFT INC P S

Grantee Address:

IRENE C. WEST
174 E. 2200 N.
Lehi, UT 84043

Recorded at Request of:

IRENE C. WEST

Space Above for County Recorder's Use:

Land Serial Number: 12:014:0046

QUITCLAIM DEED

THE GRANTOR, IRENE C. WEST, as Trustee of the Irene C. West Family Inter Vivos Revocable Trust Agreement, Dated November 7, 1989 (174 E. 2200 N., Lehi, Utah County, Utah), grants, bargains, sells, transfers, conveys and quit claims conveys and quit claims unto GRANTEE, IRENE C. WEST, sole Trustee, or her successors in trust, under the IRENE C. WEST LIVING TRUST, dated November 5, 2015, and any amendments thereto, of (174 E. 2200 N., Lehi, Utah County, Utah), for and in consideration of \$10.00 (ten dollars and no/100's), receipt of which is hereby acknowledged, the following described real estate, situated in the County of Utah, State of Utah, together with all and after-acquired right, interest, title, and estate of the grantor therein and to the premises therein described, and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance, to wit:

See attached Exhibit "A" incorporated herein by reference.

SUBJECT TO: Easements, Conditions, Covenants, Restrictions, Reservations, Limitations, Exceptions, Rights of Way, and other Rights of the Public, Zoning Ordinances, Deeds of Trust, Mortgages, Liens, Taxes, Assessments, Encumbrances, Dedications, Notes, Matters, By-Laws, Appurtenances and Agreements of Record.

WITNESS THE HAND OF SAID GRANTOR, signed this 5th day of November, 2015.

IRENE C. WEST, Trustee, Grantor

STATE OF UTAH

)

:SS

COUNTY OF COUNTY

)

On this 5th day of November, 2015, before me, Geniel M. Ashcraft (Name of Notary Public), a notary public, personally appeared IRENE C. WEST, Trustee, the Grantor herein, personally known to me, or whose identity has been proven on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, who duly acknowledged to me that she had voluntarily executed the same for the uses and purposes stated therein.

WITNESS under my hand and official seal, subscribed and sworn,

Notary Public in and for the State of Utah.

Printed Name: Geniel M. Ashcraft

Residing at: Saratoga Springs, UT

My Commission Expires: 6-13-18

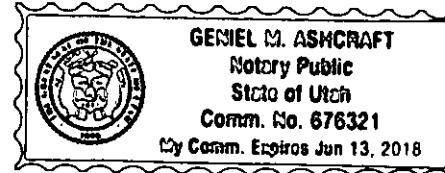


EXHIBIT "A"

Beginning at a point North 0°03'14" West along Section line 739.52 feet and East 885.05 feet from the West Quarter corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 66°50'25" East 96.10 feet; thence along a 473.47 foot radius curve to the left 114.02 feet (chord bears North 56°25'49" East 113.74 feet); thence South 29°16'17" East 189.54 feet; thence South 66°50'28" West 299.79 feet; thence North 0°03'14" West 182.55 feet to the point of beginning.

ENT 55091:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Aug 22 02:06 PM FEE 40.00 BY KR
RECORDED FOR Hale Wood, PLLC
ELECTRONICALLY RECORDED BY CSC

WHEN RECORDED, RETURN TO:

James F. Wood
4766 S. Holladay Blvd.
Holladay, UT 84117

MAIL TAX NOTICES TO:

Vickie West Iverson, Trustee
7052 Red Hawk Drive
Highland, Utah 84003

Parcel No. 12:014:0046

AFFIDAVIT OF SUCCESSOR TRUSTEE

(Irene C. West Living Trust)

STATE OF UTAH)
ss.
COUNTY OF SALT LAKE)

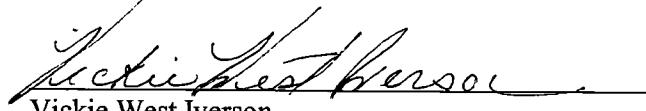
VICKIE WEST IVERSON (“Affiant”), being first duly sworn, states and represents as follows:

1. Affiant is a citizen of the United States of America, over the age of twenty-one (21) years, and a resident of Utah County, Utah.
2. Irene C. West is the same person named as Trustee in that certain Declaration of Trust dated November 5, 2015 which created the “*Irene C. West Living Trust*” (the “*Trust*”).
3. The Trust is the Grantee under that certain Quitclaim Deed, recorded on December 15, 2015, as Document Entry No. 111811:2015, in the office of the Utah County Recorder, State of Utah, as to that certain real property situate in Utah County, Utah more particularly on Exhibit “A” attached hereto and by this reference incorporated herein (the “*Trust Property*”).
4. By legal instrument dated August 17, 2023, Irene C. West was removed as the sole Trustee of the Trust due to her incapacity, as established in writing by her personal physician. Pursuant to section 6.1(b) of the Trust, upon the incapacity of Irene C. West, her two daughters, Vickie West Iverson and Melanie West are nominated to serve as the successor trustees of the Trust. Due to geographical distance and other personal factors, Melanie West has waived her right to appointment, as evidenced by her signature on the legal instrument referenced above, thereby leaving Vickie West Iverson as the sole individual nominated to serve as sole Successor Trustee of all trusts created under the terms of the Trust. Vickie West Iverson has, by signing the legal instrument referenced above, accepted the appointment to serve as the sole Successor Trustee of the Trust.

5. The purpose of this Affidavit is to acknowledge and record the removal of Irene C. West as Trustee of the Trust, thereby removing her as trustee of record, and to acknowledge the appointment of Affiant, Vickie West Iverson, as the sole Successor Trustee of the Trust for the purpose of all future filings and recordings of record pertaining to the Trust Property.

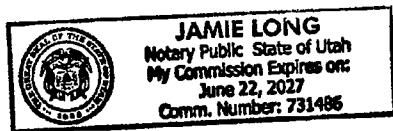
IN WITNESS WHEREOF, Affiant has executed this Affidavit of Successor Trustee this 17th day of August, 2023.

AFFIANT:


Vickie West Iverson

STATE OF UTAH)
:)
COUNTY OF SALT LAKE)

On the 17th day of August, 2023, VICKIE WEST IVERSON, the signer of the foregoing Affidavit of Successor Trustee, personally appeared before me, a notary public in and for said State, and acknowledged to me that she executed the same and that the statements contained therein are true to the best of her knowledge and belief.



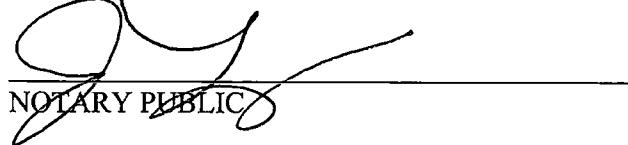

NOTARY PUBLIC

EXHIBIT "A"**REAL PROPERTY LEGAL DESCRIPTION**

BEGINNING AT A POINT NORTH $0^{\circ}03'14''$ WEST ALONG SECTION LINE 739.52 FEET AND EAST 885.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $66^{\circ}50'25''$ EAST 96.10 FEET; THENCE ALONG A 473.47 FOOT RADIUS CURVE TO THE LEFT 114.02 FEET (CHORD BEARS NORTH $56^{\circ}25'49''$ EAST 113.74 FEET); THENCE SOUTH $29^{\circ}16'17''$ EAST 189.54 FEET; THENCE SOUTH $66^{\circ}50'28''$ WEST 299.79 FEET; THENCE NORTH $0^{\circ}03'14''$ WEST 182.55 FEET TO THE POINT OF BEGINNING.