

ENT 84182 : 2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 27 02:29 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

WHEN RECORDED AND FOR TAX NOTICES MAIL TO:
Horton Family Trust
C/O: Suzanne Rengers
7987 Larsen Meadow Lane
West Jordan, UT 84088

File No.: 143714-WHP

SUCCESSOR TRUSTEE AFFIDAVIT

I, the undersigned William Todd Horton and Suzanne Rengers as Successor Co-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 Horton Family Trust, dated May 4, 1994 (the "Trust"). The Trust is in full force and effect, and it has not been revoked or terminated.
2. We were well and personally acquainted with Frank Arnold Horton, a trustee named in that certain Affidavit of Survivorship recorded July 19, 2017 as Entry No. 69434:2017 in the records of the Utah County Recorder.
3. We know of our own knowledge that Frank Arnold Horton in the aforementioned affidavit and Frank Arnold Horton 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, we have been duly appointed and named as successor co-trustees of the Trust.
5. We have full power to convey title, sell, encumber, 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:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 21-027-0038 (for reference purposes only)

6. The Trust has not been terminated or amended in any way to restrict our ability to convey title to or a portion of title to, or to encumber the Property.
7. We are the current successor co-trustees 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 First American 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 First American Title Insurance Company against any liabilities, losses, damages, expenses and charges that may arise as a result of reliance on this Affidavit.

Signed this NOV. 25, 2024

[Signature page follows]

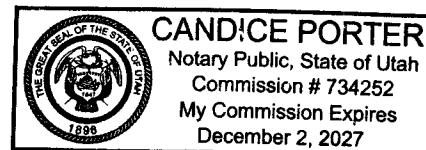
W Todd Horton
William Todd Horton, Successor Co-Trustee

Suzanne Rengers
Suzanne Rengers, Successor Co-Trustee

STATE OF Utah
COUNTY OF Salt Lake

Subscribed and sworn to before me this November 25, 2024, by William Todd Horton.

C. Porter
Notary Public



STATE OF Utah
COUNTY OF Salt Lake

Subscribed and sworn to before me this November 25, 2024, by Suzanne Rengers.

C. Porter
Notary Public

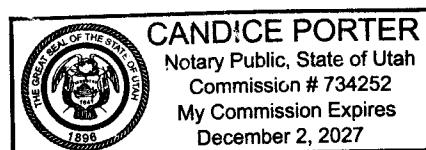


EXHIBIT A

Commencing South 1657.12 feet and West 239.5 feet from the Northwest corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°42'36" East 1726.99 feet; thence North 01°42'42" West 47.44 feet; thence North 63°21'14" East 8.24 feet; thence South 84°36'47" East 210.89 feet; thence South 88°37'36" East 77.71 feet; thence South 81°29'49" East 281.57 feet; thence South 54°01'53" East 55.51 feet; thence South 47°17'38" East 39.58 feet; thence South 40°45'40" East 64.47 feet; thence South 34°39'57" East 39.94 feet; thence South 25°19'24" East 198.2 feet; thence South 21°55'44" East 76.89 feet; thence North 89°53'11" West 927.36 feet; thence South 02°39'32" East 11.27 feet; thence North 89°53'12" West 415.45 feet; thence South 1.01 feet; thence North 89°53'12" West 277.66 feet; thence North 89°45'43" West 1090.98 feet; thence North 15°34'45" East 125.61 feet; thence North 18°47'22" East 48.57 feet; thence North 26°26'07" East 156.09 feet; thence North 20°22'12" East 94.14 feet; thence North 19°46'49" East 23.44 feet to the beginning.

TOGETHER WITH the following:

A 16.5 foot wide right-of-way in favor of F. Arnold Horton and Kathleen Ann Horton, Dell B. Walker and Jo Ann H. Walker and the Robins Family Trust, the centerline of which right-of-way is described as follows:

Beginning at a point on the North line of the Boat Harbor Drive, which beginning point is South 2657.89 feet and East 1527.73 feet (Based upon the Utah State Plane Coordinate System, Central Zone, bearings of Section lines, Nad 27) from the Northwest Corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence by the following 6 (Six) courses: (1) North 2°44'31" West 590.54 feet; (2) thence North 1°42'42" West 449.79 feet; (3) thence North 25°39'28" West 115.84 feet; (4) thence North 24°35'11" West 106.09 feet; (5) thence North 7°30'11" West 137.22 feet; (6) thence North 3°15'15" East 139.51 feet, more or less, to the South property line of the Robins Family Trust Property.

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

ENT 84182:2024 PG 4 of 4

CERTIFICATE OF DEATH

State File Number: 2022001952

Frank Arnold Horton

DECEDENT INFORMATION

Date of Death:	January 27, 2022	Time of Death:	00:16
City of Death:	Murray	County of Death:	Salt Lake
Age:	84	Date of Birth:	May 20, 1937
Place of Birth:	Provo, Utah	Sex:	Male
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:	Kathleen Arnold (Deceased)	Usual Occupation:	Heavy Equipment Operator
Industry/Business:	Construction	Education:	Some College but No Degree
Residence:	Salt Lake City, Utah	Father's Name:	Glen Horton
Mother's Name:	Dorothy Taylor	Facility Type:	Hospital Inpatient
Facility or Address:	Intermountain Medical Center		

INFORMANT INFORMATION

Name:	Suzanne Rengers	Relationship:	Daughter
Mailing Address:	7987 Larsen Meadow Lane, West Jordan, Utah 84088		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Mountain View Memorial Estates, Salt Lake City, Utah
Date of Disposition:	February 5, 2022

FUNERAL HOME INFORMATION

Funeral Home:	Jenkins-Soffe Mortuary - Murray
Address:	4780 South State Street, Murray, Utah 84107
Funeral Director:	Jordan R Hager FH Director

MEDICAL CERTIFICATION

Certifying Physician:	John J Bowler DO, Intermountain Medical Center, 5121 South Cottonwood Street, Salt Lake City, Utah 84157
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CAUSE OF DEATH

Heart Failure

Due to (or as a consequence of): Aortic Valve Disease

Due to (or as a consequence of): Renal Failure

Tobacco Use: Unknown

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

Date Registered: January 28, 2022

Date Issued: January 28, 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: 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.


Linda S. Wininger LCSW
State Registrar
Rev. 4/10



066571052

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

UTAH DEPARTMENT OF HEALTH
Office of Vital Records & Statistics
Salt Lake City, Utah


SALT LAKE
COUNTY
HEALTH
DEPARTMENT

SEND TAX NOTICES TO:
Frank Arnold Horton, Trustee
1101 Chevy Chase Circle
Salt Lake City, UT 84117

Serial Number: 21:027:0038

AFFIDAVIT OF SURVIVORSHIP

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

F. Arnold Horton a.k.a. Frank Arnold Horton being duly sworn, deposes and states that:

1. Affiant is a resident of Salt Lake County, State of Utah
2. Affiant is the named co-trustee of the **HORTON FAMILY TRUST DATED MAY 4, 1994** (the “**Trust**”).
3. Affiant is the surviving spouse of Kathleen Ann Horton, deceased, who died on January 18, 2015. A certified copy of the death certificate of Kathleen Ann Horton is attached hereto as Exhibit “A” and incorporated herein by reference.
4. The property located in Utah County, Utah, more particularly described as:

COM S 1657.12 FT & W 239.5 FT FR NW COR. SEC. 4, T7S, R2E,
SLB&M.; S 89 DEG 42' 36" E 1726.99 FT; N 1 DEG 42' 42" W 47.44
FT; N 63 DEG 21' 14" E 8.24 FT; S 84 DEG 36' 47" E 210.89 FT; S 88
DEG 37' 36" E 77.71 FT; S 81 DEG 29' 49" E 281.57 FT; S 54 DEG 1'
53" E 55.51 FT; S 47 DEG 17' 38" E 39.58 FT; S 40 DEG 45' 40" E
64.47 FT; S 34 DEG 39' 57" E 39.94 FT; S 25 DEG 19' 24" E 198.2 FT;
S 21 DEG 55' 44" E 76.89 FT; N 89 DEG 53' 11" W 927.36 FT; S 2
DEG 39' 32" E 11.27 FT; N 89 DEG 53' 12" W 415.45 FT; S 1.01 FT; N
89 DEG 53' 12" W 277.66 FT; N 89 DEG 45' 43" W 1090.98 FT; N 15
DEG 34' 45" E 125.61 FT; N 18 DEG 47' 22" E 48.57; N 26 DEG 26'
7" E 156.09 FT; N 20 DEG 22' 12" E 94.14 FT; N 19 DEG 46' 49" E
23.44 FT TO BEG. AREA 24.285 AC.

(the “**Property**”), is currently vested in the name of **Frank Arnold Horton and Kathleen Ann Horton Trustees of the Horton Family Trust Dated May 4, 1994**, pursuant to a Warranty Deed recorded on September 2, 2005, on the records of the Utah County Recorder, as Entry No. 98383:2005.

3. Due to the death of Kathleen Ann Horton, Frank Arnold Horton, became the surviving Trustee of the Horton Family Trust Dated May 4, 1994, which Trust was and still is the sole owner of the Property.

5. Pursuant to the terms of the Trust, Suzanne Rengers was added as a co-trustee of the Trust. Accordingly, the Trustees are now Frank Arnold Horton and Suzanne Rengers and the format for taking title to assets is:

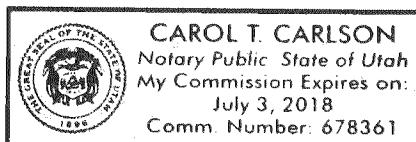
Frank Arnold Horton and Suzanne Rengers, Trustees of the Horton Family Trust, dated May 4, 1994, and any amendments thereto.

Dated: July 19, 2017

Frank Arnold Horton
 Frank Arnold Horton, Trustee of the
 Horton Family Trust Dated May 4, 1994

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

On this 19th day of July, 2017, before me personally appeared Frank Arnold Horton, Trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.



Carol T. Carlson
 Notary Public

EXHIBIT "A"
DEATH CERTIFICATE OF
KATHLEEN ANN HORTON

STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF HEALTH - VITAL STATISTICS

CERTIFICATE OF DEATH

2015000867

STATE FILE NUMBER

TYPE OR
PRINT IN
PERMANENT
BLACK INK

DECEDENT
IF DEATH
OCCURRED IN
INSTITUTION SEE
HANDBOOK
REGARDING
COMPLETION OF
RESIDENCE
ITEMS

PARENTS

SPOSITION

MADE CALL

CERTIFIER

REGISTRAR

CAUSE OF
DEATH

CONDITIONS IF
ANY WHICH
SAVE RISE TO
IMMEDIATE
CAUSE
STATING THE
UNDERLYING
CAUSE LAST

1a. DECEASED-NAME (FIRST,MIDDLE,LAST,SUFFIX) Kathleen Ann HORTON				2 DATE OF DEATH (Mo/Day/Year) January 18, 2015	3a. COUNTY OF DEATH Clark			
3b. CITY, TOWN, OR LOCATION OF DEATH Mesquite		3c. HOSPITAL OR OTHER INSTITUTION -Name (If not either, give street and number) 455 Mesa Blvd. #101		3e. If Hosp. or Inst. indicate DOA,OP/Emr. Rm. Inpatient (Specify) Home		4. SEX Female		
5. RACE White (Specify)		6. Hispanic Origin? Specify No - Non-Hispanic		7a. AGE-Last birthday (Years) 80	7b. UNDER 1 YEAR MOS DAYS	7c. UNDER 1 DAY HOURS MINS	8. DATE OF BIRTH (Mo/Day/Yr) December 07, 1934	
9a. STATE OF BIRTH (If not U.S.A., Utah		9b. CITIZEN OF WHAT COUNTRY United States		10 EDUCATION 14	11 MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Married	12. SURVIVING SPOUSE (Maiden name) Frank Arnold HORTON		
13. SOCIAL SECURITY NUMBER 528-42-6942		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Lunchroom Program		14b. KIND OF BUSINESS OR INDUSTRY Education		Ever in US Armed Forces? No		
15a. RESIDENCE - STATE Utah	15b. COUNTY Clark	15c. CITY, TOWN OR LOCATION Mesquite	15d. STREET AND NUMBER 455 Mesa Blvd. #101		15e. INSIDE CITY LIMITS (Specify Yes or No) Yes			
16. FATHER/PARENT - NAME (First Middle Last Suffix) Louis Duane RASMUSSEN				17. MOTHER/PARENT - NAME (First Middle Last Suffix) Violet PETERSEN				
18a. INFORMANT- NAME (Type or Print) Frank Arnold HORTON			18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 1101 Chevy Chase Circle Salt Lake City, Utah 84117					
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Removal/Burial		19b. CEMETERY OR CREMATORIAL NAME Mountain View Memorial Estates			19c. LOCATION City or Town State Cottonwood Heights Utah			
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) BRIAN REBMAN SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER 49		20c. NAME AND ADDRESS OF FACILITY Moapa Valley Mortuary 5090 N Moapa Valley Blvd Logandale NV 89021				
TRADE CALL - NAME AND ADDRESS Jenkins-Soffe Mortuary 4760 S. State St. Murray, UT 84107								
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)				22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)				
21b. DATE SIGNED (Mo/Day/Yr)		21c. HOUR OF DEATH		22b. DATE SIGNED (Mo/Day/Yr)		22c. HOUR OF DEATH 11:55		
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)				22d. PRONOUNCED DEAD (Mo/Day/Yr)		22e. PRONOUNCED DEAD AT (Hour) 11:55		
23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Lary Simms DO, MPH 1704 Pinto Lane Las Vegas, NV 89106				23b. LICENSE NUMBER 880				
24a. REGISTRAR (Signature) SUSAN ZANNIS SIGNATURE AUTHENTICATED		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) January 22, 2015		24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)								
PART I								
(a) Arteriosclerotic Cardiovascular Disease DUE TO, OR AS A CONSEQUENCE OF:								
(b) DUE TO, OR AS A CONSEQUENCE OF:								
(c) DUE TO, OR AS A CONSEQUENCE OF:								
(d) DUE TO, OR AS A CONSEQUENCE OF:								
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part I.								
28a. ACC., SUICIDE, HOM., UNDET. OR PENDING INVEST. (Specify)				28b. DATE OF INJURY (Mo/Day/Yr)	28c. HOUR OF INJURY	28d. DESCRIBE HOW INJURY OCCURRED		
28e. INJURY AT WORK (Specify Yes or No)		28f. PLACE OF INJURY- At home, farm, street, factory, office building, etc (Specify)		28g. LOCATION	STREET OR R.F.D. No.	CITY OR TOWN	STATE	

STATE REGISTRAR

ENT 69434:2017 PG 4 of 4

VRS-Rev-20120523a

"CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE WITH THE REGISTRAR
OF VITAL STATISTICS, STATE OF NEVADA." This copy was issued by the Southern Nevada Health District
from State certified documents authorized by the State Board of Health pursuant to NRS 440.175.

B000082575

DATE ISSUED: JAN 23 2015

Registrar of Vital Statistics

By: *[Signature]*

This Copy not valid unless prepared on engraved border displaying date, seal and signature of Registrar.
SOUTHERN NEVADA HEALTH DISTRICT • P.O. Box 3902 • Las Vegas, NV 89127 • 702-759-1010 • Tax ID # 88-0151573

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



PACIFIC BANKNOTE COMPANY