

TW240621643

**WHEN RECORDED RETURN TO:**

**Name:** Eldon L. Fletcher and Janet W. Fletcher  
**Address:** 458 North 1100 East #3  
Lehi, Utah 84043

ENT 74044:2005 PG 1 of 2  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Jul 08 11:58 am FEE 12.00 BY LJ  
RECORDED FOR TITLE WEST TITLE COMPANY  
ELECTRONICALLY RECORDED

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**WARRANTY DEED**

**Leisure Villas, Inc GRANTOR**

hereby **CONVEYS AND WARRANTS TO**

**Eldon L. Fletcher and Janet W. Fletcher, Trustees of the Fletcher Family Trust, dated the 21<sup>st</sup> day of March, GRANTEE(S)**

of: *458 N. 1100 E #3 LEHI, UT 84043*

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

**See attached Exhibit A for legal description.**

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

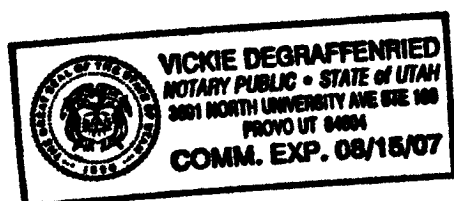
**WITNESS** the hand of said Grantor this 10th day of June, 2005.

**Leisure Villas, Inc**

*Raymond B. Jenkins*  
\_\_\_\_\_  
Raymond B. Jenkins, Vice President

COUNTY OF UTAH )  
: ss.  
STATE OF UTAH )

On the 7th day of July, 2005, personally appeared before me Raymond B. Jenkins, Vice President of Leisure Villas, Inc., the signor of the within instrument who duly acknowledged before me that he executed the same on behalf of said corporation.



*Vickie Degraffenried*  
\_\_\_\_\_  
NOTARY PUBLIC

LEGAL DESCRIPTION

**EXHIBIT A**

Lot 7, Plat "A", as shown in the Plat for Meadow Park Villas, a Planned Unit Development, recorded in the County Recorder of Utah County, Utah, as Entry No. 70102:2004 and Map Filing No. 10533. Subject to the Declaration of Covenants, Conditions, Restrictions of Plat "A", Meadow Park Villas, a Planned Unit Development, recorded in the office of the Utah County Recorder as Entry No. 70103:2004 (as the same is amended or modified).

Together with a right and easement of use and enjoyment in and to the Common Area described, and as provided for, in said Declaration of Easements, Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Return to:  
Eldon L. Fletcher  
458 North 1100 East, #3  
Lehi, UT 84043

**CERTIFICATE OF TRUST FOR THE FLETCHER**  
**FAMILY TRUST AND FLETCHER MARITAL TRUST**

THIS CERTIFICATE OF TRUST is made this 27<sup>th</sup> day of April, 2016, by **ELDON L. FLETCHER**, and adult single man of Utah County, Utah, and **MICHAEL FLETCHER**, an adult married man of Salt Lake County, Utah.

The undersigned, each for himself, hereby state and certify as follows:

1. The original trust name is the "Fletcher Family Trust" with Eldon L. Fletcher and Janet W. Fletcher, original Trustors, (the "Original Trust") pursuant to a written Trust Agreement dated and signed March 21, 2001 by the above-referenced original Trustors. Eldon L. and Janet W. Fletcher were appointed as joint Co-Trustees of the Original Trust in the Trust Agreement.

2. Pursuant to Articles III, "Trustees and Trustees' Powers", and VI, "Disposition When First Trustor Dies", of the Original Trust Agreement provisions, when the first of the Trustors dies, the surviving original Trustee was to perform the following acts:

When the first Trustor dies, the Trustees shall divide the Trust Estate into two (2) separate trusts, hereinafter designated as the MARITAL TRUST and the FAMILY TRUST, respectively.

The surviving Trustee is then directed to allocate the assets of the Fletcher Family Trust into the two trusts based upon the directions set forth in the original Fletcher Family Trust agreement.

3. Upon the death of Janet W. Fletcher, an original Trustor and Trustee, which occurred on or about October 14, 2015 (as evidenced by the attached death certificate), Eldon L. Fletcher, surviving Trustor and Trustee, performed such actions and allocated and affirmed certain real property as being owned by the existing Fletcher Family Trust, which real property was already deeded into and owned by such Trust. The

real property so allocated and owned by the Fletcher Family Trust is more fully described in Exhibit "A" attached hereto.

4. Article III, "Trustees and Trustees' Powers", of the original Trust Agreement, states, in part, the following:

A. Trustees. The following people will act as Trustees in the following order of succession:

FIRST: While they are both alive, the Trustors, ELDON L. FLETCHER and JANET W. FLETCHER, shall act as Co-Trustees.

SECOND: The survivor of the Trustors as sole Trustee of the MARITAL TRUST, and MICHAEL FLETCHER, son of the Trustors, as sole Trustee of the [FLETCHER] FAMILY TRUST. If MICHAEL FLETCHER is unable to serve, then FRANCINE CHASE [presently known as FRANCINE HOLLINGSWORTH], daughter of the Trustors, shall serve as Trustee of the [FLETCHER] FAMILY TRUST.

THIRD: At the death of the survivor of the Trustors, MICHAEL FLETCHER as sole Trustee. If he is unable to serve, then FRANCINE CHASE shall serve as Trustee in his place.

5. Accordingly, MICHAEL FLETCHER is the presently recognized sole successor Trustee of the Fletcher Family Trust, and ELDON L. FLETCHER is the presently recognized sole Trustee of the Fletcher Marital Trust as presently created and recognized.

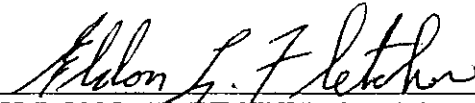
6. Therefore, MICHAEL FLETCHER, as successor Trustee of the Fletcher Family Trust, hereby states and certifies that (i) he has the power, under the Original Trust Agreement and applicable law, to enter into transactions for the benefit of the Trust and to act on behalf of said Trust, and, (ii) he may execute any documents and/or deeds on behalf of the Trust which may be required.

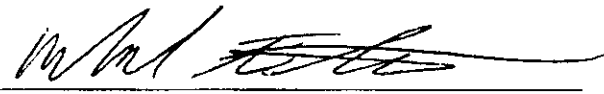
7. Therefore, ELDON L. FLETCHER, as successor Trustee of the Fletcher Marital Trust, hereby states and certifies that (i) he has the power, under the Original Trust Agreement and applicable law, to enter into transactions for the benefit of the Trust and to act on behalf of said Trust, and, (ii) he may execute any documents and/or deeds on behalf of the Trust which may be required.

8. The undersigned Successor Trustee of the Trust represents, warrants and certifies to the best of his knowledge that the representations made in this Certification are true, complete and accurate, that the Trust is in full force and effect, and that the Trust

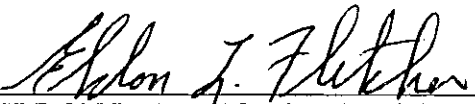
Agreement has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification to be inaccurate or incorrect.

**FLETCHER FAMILY TRUST, Dated March 21, 2001**

By:   
 Its: **ELDON L. FLETCHER**, Surviving Trustor  
 and First Successor Trustee

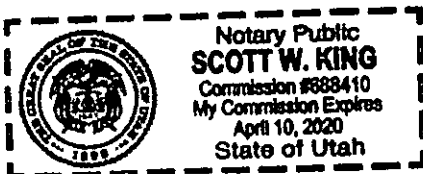
By:   
 Its: **MICHAEL FLETCHER**, Second Successor  
 Trustee

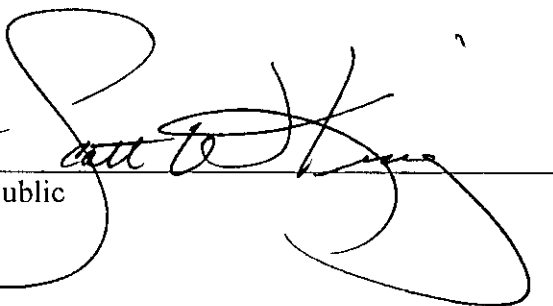
**FLETCHER MARITAL TRUST, Dated April 27, 2016**

By:   
 Its: **ELDON L. FLETCHER**, Surviving Trustor  
 and Sole Trustee

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

On the 27<sup>th</sup> day of April, 2016, before me, a Notary Public, personally appeared ELDON L. FLETCHER and MICHAEL FLETCHER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument and who acknowledged that they executed the same.



  
 Notary Public

STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2015013933

ENT 38131:2016 PG 4 of 5

Janet Wiegel Fletcher

DECEDENT INFORMATION

|                      |                        |                   |                            |
|----------------------|------------------------|-------------------|----------------------------|
| Date of Death:       | October 14, 2015       | Time of Death:    | 18:00                      |
| City of Death:       | Lehi                   | County of Death:  | Utah                       |
| Age:                 | 75                     | Date of Birth:    | October 22, 1939           |
| Place of Birth:      | Salt Lake City, Utah   | Sex:              | Female                     |
| Armed Services:      | No                     | Marital Status:   | Married                    |
| Spouse's Name:       | Eldon LeRoy Fletcher   | Usual Occupation: | Homemaker                  |
| Industry/Business:   | Own Home               | Education:        | Some College but No Degree |
| Residence:           | Lehi, Utah             | Parent or Father: | John Wiegel                |
| Parent or Mother:    | Arietta VanTussenbroek | Facility Type:    | Home                       |
| Facility or Address: | 458 North 1100 East #3 |                   |                            |

INFORMANT INFORMATION

|                  |                                          |               |         |
|------------------|------------------------------------------|---------------|---------|
| Name:            | Eldon LeRoy Fletcher                     | Relationship: | Husband |
| Mailing Address: | 458 North 1100 East #3, Lehi, Utah 84043 |               |         |

DISPOSITION INFORMATION

|                        |                                |
|------------------------|--------------------------------|
| Method of Disposition: | Burial                         |
| Place of Disposition:  | Lehi City Cemetery, Lehi, Utah |
| Date of Disposition:   | October 19, 2015               |

FUNERAL HOME INFORMATION

|                   |                                        |
|-------------------|----------------------------------------|
| Funeral Home:     | Wing Mortuary                          |
| Address:          | 118 East Main Street, Lehi, Utah 84043 |
| Funeral Director: | Quinni A Wing                          |

MEDICAL CERTIFICATION

|                       |                                                                                     |
|-----------------------|-------------------------------------------------------------------------------------|
| Medical Professional: | Lawrence K Nobuhara MD, Central Utah Clinic, 1055 North 500 West, Provo, Utah 84604 |
|-----------------------|-------------------------------------------------------------------------------------|

CAUSE OF DEATH

|                                                                               |
|-------------------------------------------------------------------------------|
| Metastatic Ovarian Cancer                                                     |
| Tobacco Use: Non-user                                                         |
| Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural |

Date Registered: October 20, 2015

Date Issued: October 20, 2015

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 and the County/District Health Officer.

Janice L. Houston  
State Registrar  
Rev. 10/14



\* 0 6 4 8 4 5 8 8 2 \*

Joseph K. Miner, MD  
Joseph K. Miner, MD, MSPH  
Executive Director/Health Officer  
Utah County Health Department

Utah County  
HEART of UTAH  
Health Department

LEGAL DESCRIPTION

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Parcel No. 46:634:0007