

**WHEN RECORDED, MAIL TO:**  
GREGORY C. ZAUGG, ESQ.  
THE McCULLOUGH GROUP, LLC  
405 SOUTH MAIN STREET, SUITE 800  
SALT LAKE CITY, UTAH 84111

**GRANTEE ADDRESS:**  
LINDA HUNSAKER  
AND AUSTIN G. HUNSAKER, TRUSTEES  
9 SHADOW WOOD LANE  
SANDY, UTAH 84092

12803730  
7/3/2018 8:11:00 AM \$14.00  
Book - 10690 Pg - 3673-3674  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
THE MCCULLOUGH GROUP LLC  
BY: eCASH, DEPUTY - EF 2 P.

Space above for County Recorder's use

Parcel # 28-14-351-034-0000

### SPECIAL WARRANTY DEED

GARRICK HUNSAKER, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under him to **LINDA HUNSAKER AND AUSTIN G. HUNSAKER, TRUSTEES OF THE G&L HUNSAKER 101 TRUST, DATED THE 26 DAY OF June, 2018**, an asset protection trust, grantees, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah**:

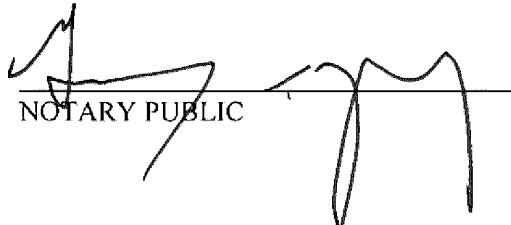
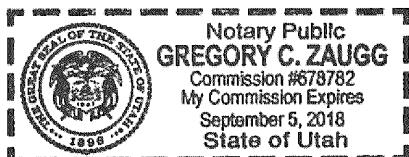
#### SEE ATTACHED EXHIBIT A

WITNESS, the hand of said grantor this 26 day of June, 2018.

  
GARRICK HUNSAKER

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

On the 26 day of June, 2018, personally appeared before me, **GARRICK HUNSAKER**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC

(HOME)

4828-6364-0676.1

Ent 12803730 BK 10690 PG 3673

**EXHIBIT A**

**PARCEL NO. 1:**

**LOT 446, PEPPERWOOD PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

**LESS AND EXCEPTING THAT PORTION CONVEYED BY QUITCLAIM DEED RECORDED MAY 15, 2014 AS ENTRY NO. 11849504 IN BOOK 10230 AT PAGE 8536 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:**  
**LEGAL TO THE WEST: BEGINNING AT A POINT WHICH IS NORTH 00°11'30" EAST 294.64 FEET AND EAST 108.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°48'30" WEST 167.86 FEET FROM THE SOUTHEAST CORNER OF LOT 447, PEPPERWOOD PHASE 4 PLAT, RECORDED IN SALT LAKE COUNTY UTAH; THENCE SOUTH 89°48'30" EAST 73.10 FEET; THENCE SOUTH 37°36'29" WEST 17.63 FEET; THENCE NORTH 89°48'30" WEST 60.52 FEET; THENCE NORTH 11°19'03" WEST 9.47 FEET; THENCE NORTH 00°27'46" EAST 4.72 FEET TO THE POINT OF BEGINNING.**

**PARCEL NO. 2:**

**LEGAL TO THE EAST: BEGINNING AT A POINT WHICH IS NORTH 00°11'30" EAST 294.39 FEET AND EAST 181.85 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 89°48'30" EAST 94.76 FEET FROM THE SOUTHEAST CORNER OF LOT 447, PEPPERWOOD PHASE 4 PLAT, RECORDED IN SALT LAKE COUNTY UTAH; THENCE NORTH 37°36'29" EAST 17.00 FEET; THENCE NORTH 84°49'37" EAST 30.89 FEET; NORTH 89°11'50" EAST 53.57 FEET; TO THE POINT OF A CURVE TO THE RIGHT A RADIAL DISTANCE OF 453.34 FEET, A DISTANCE OF 10.32 FEET (CHORD BEARS SOUTH 00°27'37" EAST 10.32 FEET); THENCE SOUTH 00°11'30" WEST 7.00 FEET; THENCE NORTH 89°48'30" WEST 94.76 FEET TO THE POINT OF BEGINNING.**

**SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2018 AND THEREAFTER.**

14425550 B: 11594 P: 8153 Total Pages: 6  
08/21/2025 02:23 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: THE MCCULLOUGH GROUP, LLC  
405 S MAIN ST STE 800 SALT LAKE CTY, UT 841113418

**WHEN RECORDED MAIL TO:**

GREGORY C. ZAUGG, ESQ.  
THE McCULLOUGH GROUP, LLC  
405 SOUTH MAIN STREET, SUITE 800  
SALT LAKE CITY, UTAH 84111

Space above for County Recorder's use

**CORRECTED AFFIDAVIT OF SUCCESSOR TRUSTEES**

**LINDA HUNSAKER AND LEXI A. HUNSAKER, INVESTMENT TRUSTEES OF THE G&L HUNSAKER 101 TRUST, DATED JUNE 26, 2018**, being duly sworn, depose and state that they are the Trustees under that certain Trust Agreement known as The G&L Hunsaker 101 Trust, as evidenced by the Trust Protector's Modification to The G&L Hunsaker 101 Trust, dated September 30, 2019, and the Removal and Appointment of Co-Trustee of The G&L Hunsaker 101 Trust by the Trust Protector effective September 30, 2019, attached hereto as Exhibit A. The Trust is the owner of the following described real property located in **Salt County, State of Utah**:

**PARCEL NO. 1:**

**LOT 446, PEPPERWOOD PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

**LESS AND EXCEPTING THAT PORTION CONVEYED BY QUITCLAIM DEED RECORDED MAY 15, 2014 AS ENTRY NO. 11849504 IN BOOK 10230 AT PAGE 8536 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS: LEGAL TO THE WEST: BEGINNING AT A POINT WHICH IS NORTH 00°11'30" EAST 294.64 FEET AND EAST 108.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°48'30" WEST 167.86 FEET FROM THE SOUTHEAST CORNER OF LOT 447, PEPPERWOOD PHASE 4 PLAT, RECORDED IN SALT LAKE COUNTY UTAH; THENCE SOUTH 89°48'30" EAST 73.10 FEET; THENCE SOUTH 37°36'29" WEST 17.63 FEET; THENCE NORTH 89°48'30" WEST 60.52 FEET; THENCE NORTH 11°19'03" WEST 9.47 FEET; THENCE NORTH 00°27'46" EAST 4.72 FEET TO THE POINT OF BEGINNING.**

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SALT LAKE COUNTY UTAH; THENCE NORTH 37°36'29" EAST 17.00 FEET; THENCE NORTH 84°49'37" EAST 30.89 FEET; NORTH 89°11'50" EAST 53.57 FEET; TO THE POINT OF A CURVE TO THE RIGHT A RADIAL DISTANCE OF 453.34 FEET, A DISTANCE OF 10.32 FEET (CHORD BEARS SOUTH 00°27'37" EAST 10.32 FEET); THENCE SOUTH 00°11'30" WEST 7.00 FEET; THENCE NORTH 89°48'30" WEST 94.76 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2018 AND THEREAFTER.

PARCEL NO. 28-14-351-034-0000

From this date forward, ownership of the above real property shall vest in the name of **Linda Hunsaker and Lexi A. Hunsaker, Investment Trustees of the G&L Hunsaker 101 Trust, dated June 26, 2018.**

Dated this 18 day of August, 2025.

THE G&L HUNSAKER 101 TRUST,  
DATED JUNE 26, 2018.

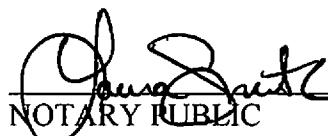
  
\_\_\_\_\_  
LINDA HUNSAKER, Investment Trustee

  
\_\_\_\_\_  
LEXI A. HUNSAKER, Investment Trustee

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



On the 18 day of August, 2025, personally appeared before me, **LINDA HUNSAKER AND LEXI A. HUNSAKER, INVESTMENT TRUSTEES OF THE G&L HUNSAKER 101 TRUST, DATED JUNE 26, 2018**, the signers of the within instrument, who duly acknowledged to me that they are the Investment Trustees of said Trust and that they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**

Trust Protector's Modification to The G&L Hunsaker 101 Trust  
and

Removal and Appointment of Co-Trustee of The G&L Hunsaker 101 Trust by the Trust Protector

**TRUST PROTECTOR'S MODIFICATION TO  
THE G&L HUNSAKER 101 TRUST**

This Trust Protector's Modification to The G&L Hunsaker 101 Trust (the "Trust"), dated June 26, 2018, is made and entered into this 30<sup>th</sup> day of September, 2019, by Gregory C. Zaugg, Trust Protector, pursuant to Section 7.3.3 of said Trust.

1. Section 4.1.1 of the Trust, entitled "Original and Successor Trustees" is hereby modified in its entirety to read as follows:

**4.1.1 Original and Successor Trustees. The following will act as original and successor Investment Trustees in the following order of succession:**

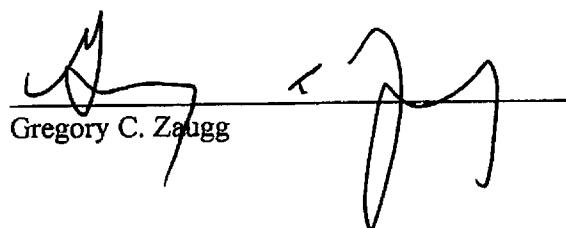
- (1) **Linda Hunsaker and Lexi A. Hunsaker. If either should cease or fail to serve, the survivor shall serve alone.**
- (2) **A Trustee chosen by the majority of the beneficiaries voting by right of representation as defined in Section 9.4.3, with the natural or legal guardian voting for legally disabled beneficiaries.**

**In the discretion of the Investment Trustee, additional Investment Trustees may be added in the succession above indicated if more than the number of Investment Trustees then serving is desired.**

2. Except as specifically herein modified, The G&L Hunsaker 101 Trust, dated June 26, 2018, is hereby ratified and confirmed.

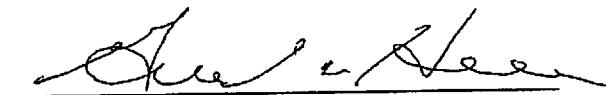
**IN WITNESS WHEREOF** the Trust Protector has executed this Trust Protector's First Modification to The G&L Hunsaker 101 Trust the day and year first above written.

**TRUST PROTECTOR:**

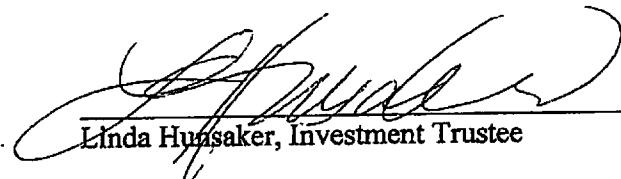


Gregory C. Zaugg

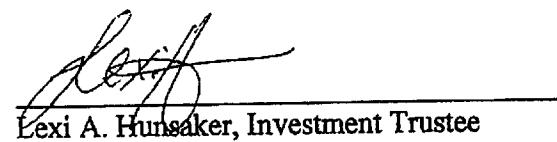
ACKNOWLEDGED BY:



Garrick Hunsaker  
Garrick Hunsaker, Settlor



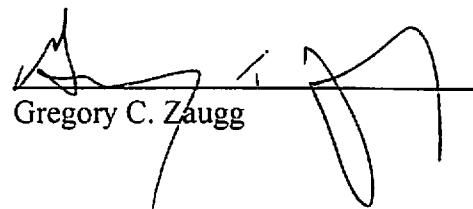
Linda Hunsaker  
Linda Hunsaker, Investment Trustee



Lexi A. Hunsaker  
Lexi A. Hunsaker, Investment Trustee

**REMOVAL OF CO-TRUSTEE OF  
THE G&L HUNSAKER 101 TRUST**

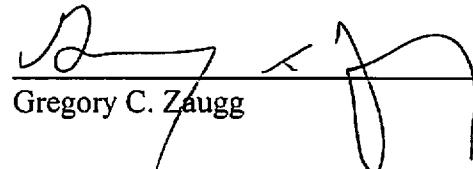
I, Gregory C. Zaugg, as Trust Protector of The G&L Hunsaker Trust, dated June 26, 2018 (the "Trust"), pursuant to Section 7.3.1 of said Trust, do hereby remove Austin G. Hunsaker as Co-Investment Trustee of said Trust, effective the 30<sup>th</sup> day of September, 2019.



Gregory C. Zaugg

**APPOINTMENT OF CO-TRUSTEE OF  
THE G&L HUNSAKER 101 TRUST**

I, Gregory C. Zaugg, as Trust Protector of The G&L Hunsaker Trust, dated June 26, 2018 (the "Trust"), do hereby appoint Lexi A. Hunsaker as Co-Investment Trustee of said Trust. This Appointment is effective the 30<sup>th</sup> day of September, 2019.



Gregory C. Zaugg