

Recording Requested by:  
First American Title Company, LLC  
585 West 500 South, Suite 100  
Bountiful, UT 84010  
(801)298-2400


AFTER RECORDING RETURN TO:  
Douglas M. Webberley and Jennifer D.  
Webberley  
1415 South Main Street  
Bountiful, UT 84010

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **331-5632970** (aaw)  
A.P.N.: **03-039-0115**

**Peter Anthony Jensen, Trustee of "The Jensen Family Trust", dated May 25, 2010**, Grantor,  
of **Bountiful, Davis** County, State of **Utah**, hereby CONVEY AND WARRANT to

Jennifer D. Webberley and Douglas M. Webberley, wife and husband   
Grantee, of **Bountiful, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and  
valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

**BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 14TH SOUTH STREET AND THE  
EAST LINE OF HIGHWAY NO. 1, SAID POINT BEING DESCRIBED AS A POINT 2.82 CHAINS  
NORTH AND 1.945 CHAINS EAST AND NORTH 33°14'00" EAST 250.8 FEET FROM THE  
SOUTHWEST CORNER OF LOT 2, BLOCK "L", NORTH MILLCREEK PLAT, BOUNTIFUL  
TOWNSITE SURVEY; THENCE EAST ALONG THE SOUTH LINE OF 14TH SOUTH STREET 100  
FEET; THENCE SOUTH 112.96 FEET MORE OR LESS TO THE NORTH LINE OF PROPERTY  
DESCRIBED IN BOOK 4700 AT PAGE 195; THENCE WEST 81.07 FEET MORE OR LESS TO THE  
EAST LINE OF THE PROPERTY CONVEYED IN 1020-772; THENCE NORTH 8.40 FEET; THENCE  
WEST 99.0 FEET MORE OR LESS TO THE EAST LINE OF HIGHWAY NO. 1 (MAIN STREET);  
THENCE NORTH 33°14'00" EAST ALONG SAID EASTERLY LINE 125 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 **2014** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 27, 2014**.



A.P.N.: 03-039-0115

Warranty Deed - continued

File No.: 331-5632970 (aaw)

"The Jensen Family Trust", dated May 25,  
2010

*Peter Anthony Jensen, Trustee*  
Peter Anthony Jensen, Trustee

STATE OF Michigan )  
County of Iosco )ss.

On June 27th, 2014, before me, the undersigned Notary Public, personally appeared **Peter Anthony Jensen, Trustee of "The Jensen Family Trust" dt 5/25/2010**, 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.

My Commission Expires: 12-25-2019

*Regina E. Kelley*  
Notary Public

**REGINA E. KELLEY, NOTARY PUBLIC  
STATE OF MICHIGAN, COUNTY OF ARENAC  
MY COMMISSION EXPIRES DEC. 25, 2019  
ACTING IN THE COUNTY OF IOSCO**



**AFFIDAVIT OF TRUST MODIFICATION  
JENSEN FAMILY TRUST**

I, Vernon Y. Jensen, being of legal age and having been first duly sworn hereby depose and state as follows:

1) That I serve as Trustee under a DECLARATION OF TRUST creating an unrecorded Trust on the 25<sup>th</sup> day of May, 2010 referred to as the JENSEN FAMILY TRUST (hereafter the Trust).

2) That I, Vernon Y. Jensen, have moved from 1415 South Main Street, Bountiful, Utah 84010 and now reside at 1917½ South Main Street, Bountiful, UT 84010.

3) That I, Vernon Y. Jensen, am Grantor of the Trust, and that I have the right and authority to modify the Trust as described under Item 6 of the Trust.

4) That I modify the Trust to designate Peter Anthony Jensen (my son) living at 1321 Sherman Ave, Salt Lake City, UT 84105 as sole trustee of the Trust, with all rights and responsibilities described in Item 8 of the Trust, including (but not limited to) the rights necessary to manage Trust finances, establish Trust accounts, engage in contracts on behalf of the Trust, and sell real property on behalf of the Trust.

5) That I modify the Trust to designate myself (Vernon Y. Jensen) as the first successor trustee of the Trust. If Peter Anthony Jensen is unable to serve as trustee, I shall again become sole trustee.

6) That the Trust is the owner of real property located at 1415 South Main Street, Bountiful, Utah, more particularly described as follows:

See Attachment A . Parcel No.: E 1750894 B 3038 P 120 .

7) That the Trust is the owner of the personal possessions located at 1415 South Main Street, Bountiful, Utah. (See page 13 of the Trust, and the following Attachment B.)

8) That I instruct the trustee (Peter Anthony Jensen) on behalf of the Trust to do the following:

- a) Establish an account and safe deposit box at an appropriate financial institution to hold monetary assets and documents owned by the trust.
- b) To maintain the property and possessions at 1415 South Main Street, Bountiful, Utah.
- c) To ensure that no person is a tenant of 1415 South Main Street, Bountiful, Utah after March 25, 2014.

Grantor's Initials

V. Y. J.

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- d) To sell the following trust assets: The real property and possessions at 1415 South Main Street, Bountiful, Utah. The trustee is expected to proceed with the sales in a financially prudent manner.
- e) To hold the proceeds of all sales in the Trust account, to be administered as described in the Jensen Family Trust.
- f) To create an accounting of trust assets for review by the Trust Grantor upon demand, or if the Grantor is deceased, the Trust beneficiaries on an annual basis beginning 60 days following the death of the Grantor.
- 9) That the Trust is in full force and effect and is hereby modified as indicated above.

DATED this 13<sup>th</sup> day of March, 2014.

The Jensen Family TRUST

*Vernon Y. Jensen*  
Vernon Y. Jensen, GRANTOR

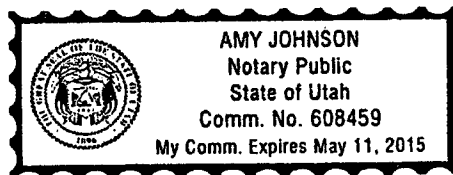
STATE OF UTAH )  
 ) :SS  
 COUNTY OF DAVIS )

On the 13 day of MARCH, 2014, personally appeared before me VERNON Y JENSEN, who being by me first duly sworn did state that he is the Grantor of the THE JENSEN FAMILY Trust, and executed the attached Affidavit for the purpose stated in it.

*Amy Johnson*  
 Notary Public

Residing at: CENTERVILLE, UT

My Commission Expires: 5.11.15



Grantor's Initials *V.Y.J.*