



W3099132

Mail Tax Notice to:

Marilyn M. Westwood and Michael D. Westwood, Trustees
3416 W. 3600 S.
West Haven, Utah 84401

E# 3099132 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
05-Nov-20 0814 AM FEE \$40.00 DEP DAC
REC FOR: DURHAM JONES & PINEGAR - OGDEN
ELECTRONICALLY RECORDED

Parcels: 23-013-0149, 23-013-0154, 08-029-0021, 08-029-0071

WARRANTY DEED

Marilyn M. Westwood, as trustee of the **Westwood Family Trust** dated February 12, 2007, Grantor, of West Haven, Weber County, State of Utah, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to **Marilyn M. Westwood** and **Michael D. Westwood**, or their successors, as Trustees of **Westwood Family Trust** under Trust Agreement dated February 12, 2007, as amended and restated by Amendment and Restatement of Trust dated November 3, 2020, Grantees, of West Haven, Weber County, State of Utah, for the sum of Ten Dollars (\$10.00), the following described tract of land in Weber County, Utah, to wit:

BEGINNING AT A POINT 1238.040 FEET SOUTH AND 2626.451 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; ON THE CENTER OF AN EXISTING ROAD; THENCE LEAVING THE ROAD AND RUNNING THENCE SOUTH 84D41'25" EAST 849.78 FEET TO THE CENTER OF BEAVER CREEK AND ALONG THAT CREEK FOR 3 COURSES: SOUTH 12D52'30" EAST 60 FEET, SOUTH 12D31'44" WEST 92.20 FEET, SOUTH 08D19'32" EAST 107.61 FEET; THENCE LEAVING THE CREEK NORTH 82D57'27" WEST 881.20 FEET TO CENTER OF ROAD AND ALONG THAT ROAD CENTERLINE FOR 2 COURSES: NORTH 51D21' WEST 115.98 FEET, NORTH 35D42' EAST 188.57 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES. RESERVING A RIGHT-OF-WAY 25 FEET WIDE PARALLEL TO AND PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING ROAD AS DESCRIBED HEREIN. RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL, EGRESS AND INGRESS, ALL RIGHT TO CUT, FILL AND MAINTAIN THE ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE CORRECTED PLAT OF BEAVER CREEK ESTATES. RESERVING TO THE LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD.

(23-013-0149)

BEGINNING AT A POINT 1759.460 FEET SOUTH AND 2597.311 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, ON THE CENTER OF AN EXISTING ROAD; RUNNING THENCE ALONG SAID ROAD CENTERLINE FOR 3 COURSES: NORTH 02D57' EAST 72.39 FEET, NORTH 06D34 EAST 126.47 FEET, NORTH 20D21' WEST 77.21 FEET; THENCE LEAVING ROAD SOUTH 82D57'27" EAST 881.20 FEET TO THE CENTER OF BEAVER CREEK; THENCE ALONG SAID CREEK SOUTH 08D19'32" EAST 60.77 FEET TO THE STATE HIGHWAY; THENCE ALONG SAID HIGHWAY SOUTH 12D54' WEST 184.00 FEET; THENCE LEAVING HIGHWAY NORTH 84D42'33" WEST 837.18 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES. RESERVING A RIGHT-OF-WAY 25 FEET WIDE PARALLEL TO AND PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING ROAD AS DESCRIBED HEREIN. RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL, EGRESS AND INGRESS, ALL RIGHTS TO CUT, FILL AND MAINTAIN THE ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE CORRECTED PLAT OF BEAVER CREEK ESTATES. RESERVING TO THE LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD. (LOT 137, BEAVER CREEK ESTATES, AN UNRECORDED SUBDIVISION)
(23-013-0154)

PART OF NORTHWEST QUARTER SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 160 RODS EAST AND 323.4 FEET NORTH OF SOUTHWEST CORNER OF SAID 1/4 SECTION THENCE NORTH 309.6 FEET THENCE WEST 150 FEET, THENCE SOUTH 309.6 FEET, THENCE EAST 150 FEET TO THE POINT OF BEGINNING.
(08-029-0021)

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 22 RODS EAST AND 2 RODS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE EAST 257.06 FEET; THENCE NORTH 33D59'40" EAST 171.63 FEET; THENCE NORTH 30D45'59" EAST 137.06 FEET; THENCE SOUTH 89D15'20" EAST 87.32 FEET; THENCE SOUTH 00D44'40" WEST 262.20 FEET TO THE NORTH RIGHT OF WAY LINE OF 3600 SOUTH STREET; THENCE EAST 1469.94 FEET; THENCE NORTH 00D49'58" EAST 290.40 FEET, THENCE SOUTH 89D15'20" EAST 150.00 FEET, THENCE NORTH 309.6 FEET, THENCE EAST 150 FEET, THENCE NORTH 1190.25 FEET, MORE OR LESS, TO A POINT 49.9 RODS SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION, THENCE WEST 109 RODS, MORE OR LESS, TO A

POINT 51 RODS EAST OF THE WEST LINE OF SAID QUARTER SECTION, THENCE SOUTHWESTERLY TO A POINT 26 RODS NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH 26 RODS TO BEGINNING. EXCEPTING WESTWOOD SUBDIVISION 1ST AMENDMENT E# 2658394 DESCRIBED AS: A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 3600 SOUTH STREET AND SOUTHEASTERLY BANK OF AN EXISTING CONCRETE CANAL SAID INTERSECTION BEING LOCATED 620.06 FEET SOUTH 89D15'20" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 33.00 FEET NORTH 00D44'40" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 3 BEING A WEBER COUNTY BRASS CAP MONUMENT: RUNNING THENCE ALONG THE SOUTHEASTERLY BANK OF SAID CONCRETE CANAL THE FOLLOWING TWO(2) COURSES: (1) NORTH 33D59'40" EAST 171.63 FEET (2) NORTH 30D45'59" EAST 169.17 FEET, THENCE SOUTH 89D15'20" EAST 428.26 FEET THENCE SOUTH 00D44'40" WEST 290.00 FEET THENCE NORTH 89D15'20" WEST 607.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.427 ACRES AND 3 LOTS. (08-029-0071)

Together with all improvements, water rights and appurtenances thereto.

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

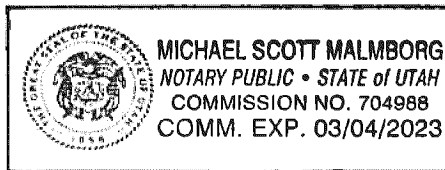
[[Signatures on Following Page]]

Witness the hands of said Grantors this 3rd day of November, 2020.

Marilyn M. Westwood
Marilyn M. Westwood, Trustee of the Westwood
Family Trust dated February 12, 2007

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 3 day of
November, 2020, by Marilyn M. Westwood, Trustee of the Westwood Family
Trust dated February 12, 2007.



[Signature]
NOTARY PUBLIC



W3119640

AFFIDAVIT TO CLARIFY TITLE

Parcels: 23-013-0149, 23-013-0154, 08-029-0021, 08-029-0071

E# 3119640 PG 1 OF 7
Leann H. Kilts, WEBER COUNTY RECORDER
21-Jan-21 1234 PM FEE \$40.00 DEP PC
REC FOR: DURHAM JONES & PINEGAR - OGDEN
ELECTRONICALLY RECORDED

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

Michael D. Westwood (the "Affiant"), being first duly sworn, deposes and says:

1. That Marilyn M. Westwood is the Marilyn M. Westwood of West Haven, Weber County, Utah, and that Michael D. Westwood is the Michael D. Westwood of West Haven, Weber County, Utah.

2. That said Marilyn M. Westwood established a trust (the "Trust") known as the Westwood Family Trust by Trust Agreement dated February 12, 2007, as amended and restated by Amendment and Restatement of Trust dated November 3, 2020, with said Marilyn M. Westwood and Michael D. Westwood as Trustees thereof.

3. That the Trust is presently in full force and effect.

4. That said Marilyn M. Westwood died on December 11, 2020. A certified copy of the Certificate of Death of said Marilyn M. Westwood is attached hereto and by this reference incorporated herein.

5. That the Marilyn M. Westwood, named in the attached Certificate of Death is one and the same person as the Marilyn M. Westwood who established the Trust and who, along with Affiant, as a Trustee of the Trust, is named as the Grantee in that particular Warranty Deed dated November 3, 2020, and recorded on November 5, 2020, as Entry no. 3099132, in the Office of the County Recorder of Weber County, Utah, relating to the following described real property in said county and state:

BEGINNING AT A POINT 1238.040 FEET SOUTH AND 2626.451 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; ON THE CENTER OF AN EXISTING ROAD; THENCE LEAVING THE ROAD AND RUNNING THENCE SOUTH 84D41'25" EAST 849.78 FEET TO THE CENTER OF BEAVER CREEK AND ALONG THAT CREEK FOR 3 COURSES: SOUTH 12D52'30" EAST 60 FEET, SOUTH 12D31'44" WEST 92.20 FEET, SOUTH 08D19'32" EAST 107.61 FEET; THENCE LEAVING THE CREEK NORTH 82D57'27" WEST 881.20 FEET TO CENTER OF ROAD AND ALONG THAT ROAD CENTERLINE FOR 2 COURSES: NORTH 51D21' WEST 115.98 FEET, NORTH 35D42' EAST 188.57 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES. RESERVING A RIGHT-OF-WAY 25 FEET WIDE PARALLEL TO AND PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING ROAD AS DESCRIBED HEREIN. RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL, EGRESS AND INGRESS, ALL RIGHT TO CUT, FILL AND MAINTAIN THE ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE CORRECTED PLAT OF BEAVER CREEK ESTATES. RESERVING TO THE LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD.
(23-013-0149)

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(23-013-0149)

6. That according to the terms of the Trust, upon the death of said Marilyn M.

Westwood, the Affiant, Michael D. Westwood became and now is the duly constituted sole Trustee of the Trust.

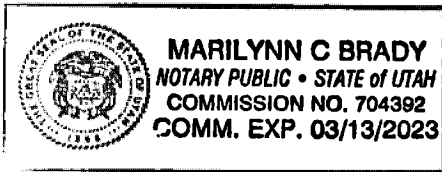
[[Signatures on the Following Page]]

DATED this 21 day of January, 2021.


Michael D. Westwood

On the 21st day of January, 2021, personally appeared before me
Michael D. Westwood, the Affiant named in the foregoing affidavit, who being by me first duly
sworn, acknowledged to me that she executed the same and that the statements contained therein
are true.


NOTARY PUBLIC



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

E# 3119640 PG 6 OF 7

State File Number: 2020020808

Marilyn M Westwood

DECEDENT INFORMATION

Date of Death:	December 11, 2020	Time of Death:	15:17
City of Death:	Ogden	County of Death:	Weber
Age:	91	Date of Birth:	July 29, 1929
Place of Birth:	Ogden, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:		Usual Occupation:	Secretary
Industry/Business:	Retail	Education:	High School or GED
Residence:	West Haven, Utah	Father's Name:	Robert McFarland
Mother's Name:	Sarah Donaldson	Facility Type:	Hospital ER
Facility or Address:	McKay-Dee Hospital Center		

INFORMANT INFORMATION

Name:	Mike Westwood	Relationship:	Son
Mailing Address:	3130 West 3600 South, West Haven, Utah 84401		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Lindquist's Washington Heights Memorial Park, Ogden, Utah
Date of Disposition:	December 15, 2020

FUNERAL HOME INFORMATION

Funeral Home:	Lindquist Mortuary - Ogden
Address:	3408 Washington Boulevard, Ogden, Utah 84401
Funeral Director:	Michael L. Stuart

MEDICAL CERTIFICATION

Certifying Physician:	Shannon O'Keefe MD, McKay-Dee Hospital Emergency Room, 4401 Harrison Blvd, Ogden (Weber), Utah 84403
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CAUSE OF DEATH

Severe Sepsis
Due to (or as a consequence of): Urinary Tract Infection
Due to (or as a consequence of): Congestive Heart Failure Exacerbation
Due to (or as a consequence of): Dilated Cardiomyopathy
Tobacco Use: Unknown If User
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: December 18, 2020

Date Issued: December 18, 2020

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. Winger LCSW
State Registrar
Rev. 4/19



066626162



Brian W. Bennion, MPH
Director/Health Officer
County Health
Department



STATE OF UTAH - DEPARTMENT OF HEALTH - OFFICE OF VITAL RECORDS AND STATISTICS

AFFIDAVIT TO AMEND A RECORD E# 3119640 PG 7 OF 7

Corrections to a vital record may be made by affidavit but an item on a birth record may be corrected by affidavit only once. A court order is required for gender or subsequent changes. This form is not used with a court order. A court order is necessary to make any corrections to a Delayed Birth Certificate or Death Certificate. This affidavit cannot be used to correct medical information. Many changes, including marital status, require more information; please visit our website or contact our office. Please return any copies of the certificate with this completed affidavit and all supporting documentation. If corrected certificates are reissued within 90 days of issuance, the new certificate fee will be waived but affidavit fees may still apply. This affidavit may be mailed with the correct fees and proof of ID.

Mailing Address: Office of Vital Records and Statistics PO Box 141012 Salt Lake City, UT 84114-1012

Physical Address: Office of Vital Records and Statistics 288 North 1460 West Salt Lake City, UT 84116

Contact Info: <https://VitalRecords.utah.gov> 801-538-6105 vrequest@utah.gov



Affidavit Instructions: Please print or type. Items 1-6: Enter the facts as reported on the current vital record. Item 7: Enter the item number from items 1-6 that will be changed, if applicable. Item 8a: Enter the information as stated on the original record. Item 8b: Enter the correct information as it should be stated. Item 9: Enter the reason the change is necessary. Item 10: Enter the proofs used to support the change. The proofs must match the asserted fact(s) exactly. Proofs must be submitted with the affidavit. Items 11-22: Enter witness information.

Witnesses for Birth Certificate: If the person listed on the record is under 18 years of age, both parents of record **MUST** sign the affidavit. If only one parent is listed, the second witness **MUST** be an immediate family member of the listed parent. If the person listed on the record is 18 years of age or older, he/she **MUST** sign as one of the witnesses. The second witness **MUST** be their immediate family member.

Witnesses for Death Certificate: The informant must sign as a witness along with an immediate member of the decedent's family. If adding a spouse, the spouse must sign as a witness. If no immediate family, a person who is knowledgeable of the facts may sign.

BIRTH DEATH STILLBIRTH

STATE FILE NUMBER: _____

INFORMATION AS REPORTED ON RECORD	1a. FIRST NAME		1b. MIDDLE NAME		1c. LAST NAME	
	2. SEX	3. DATE OF EVENT		4. PLACE OF OCCURRENCE (City and County)		
	5. NAME OF PARENT 1 (Maiden name if applicable)			6. NAME OF PARENT 2 (Maiden name if applicable)		
STATEMENT OF AMENDMENTS	7. ITEM NO.	8a. FACTS EXACTLY AS ON ORIGINAL RECORD			8b. CORRECT INFORMATION	
WHY IS CHANGE NEEDED?	9. _____					
DOCUMENTS USED	10. _____					
OATH OF FIRST WITNESS (MUST BE 18 OR OLDER)	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.					Subscribed to and Sworn to before me this ____ day of ____ 20____.
						STATE _____ COUNTY _____
	11a. SIGNATURE OF WITNESS (Must sign in front of Notary)		11b. PRINTED NAME OF WITNESS			NOTARY SIGNATURE _____
	12. DATE SIGNED	13. AGE OF WITNESS	14. DAYTIME TELEPHONE		15. RELATIONSHIP TO 1a	
16. ADDRESS OF WITNESS						S E A L
OATH OF SECOND WITNESS (MUST BE 18 OR OLDER)	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.					Subscribed to and Sworn to before me this ____ day of ____ 20____.
						STATE _____ COUNTY _____
	17a. SIGNATURE OF WITNESS (Must sign in front of Notary)		17b. PRINTED NAME OF WITNESS			NOTARY SIGNATURE _____
	18. DATE SIGNED	19. AGE OF WITNESS	20. DAYTIME TELEPHONE		21. RELATIONSHIP TO 1a	
22. ADDRESS OF WITNESS						S E A L