

Mail Recorded Deed and Tax Notice To:
Richard and Beth Rogers
315 W. Hueneme Road
Camarillo, California 93012

13923657 B: 11323 P: 8352 Total Pages: 3
03/31/2022 03:14 PM By: zjorgensen Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 155648-BHB

WARRANTY DEED

Richard B. Rogers, as to an undivided 50% interest

GRANTOR(S) of Santa Barbara, State of California, hereby Conveys and Warrants to

Richard B. Rogers and Elizabeth Davis Rogers, Trustees of the Richard and Beth Rogers 1988 Trust, under declaration of trust dated September 2, 1988

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

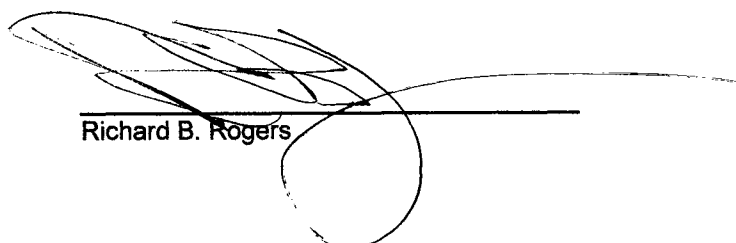
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-06-326-003, 16-06-326-011 and 16-06-326-010 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

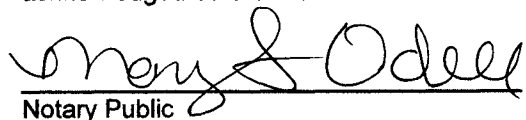
Dated this 3/28/22.


Richard B. Rogers

STATE OF CALIFORNIA

COUNTY OF SANTA BARBARA

On this March 28, 2022, before me, personally appeared Richard B. Rogers, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.


Notary Public

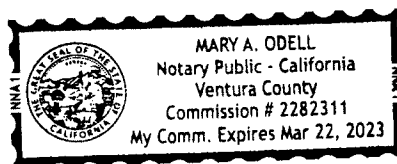


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at the Southwest corner of Lot 5, Block 54, Plat "A", Salt Lake City Survey and running thence North 4 rods; thence East 10 rods; thence South 4 rods; thence West 10 rods to the place of beginning.

PARCEL 2:

Beginning 9 feet East from the Southwest corner of Lot 6, Block 54, Plat "A", Salt Lake City Survey and running thence East 75 feet; thence North 29 feet; thence West 75 feet; thence South 29 feet to the place of beginning.

PARCEL 3:

Beginning at a point 9 feet East and 29 feet North from the Southwest corner of Lot 6, Block 54, Plat "A", Salt Lake City Survey and running thence North 26 feet to a fence; thence East along the fence line 73 feet to right of way of street; thence South 26 feet; thence West 73 feet to the point of beginning.

10230981
9/24/2007 3:55:00 PM \$20.00
Book - 9518 Pg - 5312-5314
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Agency, LLC
200 East South Temple, Suite 200
Salt Lake City, UT 84111
(801)536-3100

AFTER RECORDING RETURN TO:
Richard B. Rogers
315 W. HUENEME RD
CAMARILLO, CALIF. 93012

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. 311-4920850 (AMI)
A.P.N.: 16-06-326-003-0000

Richard B. Rogers & Elizabeth Davis Rogers, Trustees of the Rogers Family Trust, under declaration of trust dated 9-2-71, Grantor, of 315 W. Huene Road, Camarillo County, State of California, hereby CONVEY AND WARRANT to

Richard B. Rogers, as to undivided 50% and James B. Rogers Jr., as Trustees of The James B. Rogers, Jr. Family Trust, under declaration of trust dated August 8, 2007, as to undivided 50%, Grantee, of Friday Harbor, County, State of Washington, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 54, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 4 RODS; THENCE EAST 10 RODS; THENCE SOUTH 4 RODS; THENCE WEST 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING 9 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 54, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 75 FEET; THENCE NORTH 29 FEET; THENCE WEST 75 FEET; THENCE SOUTH 29 FEET TO THE PLACE OF BEGINNING.

PARCEL 2A:

A NON-EXCLUSIVE RIGHT OF WAY IN COMMON WITH OTHERS OVER THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, AND RUNNING THENCE NORTH 165 FEET; THENCE EAST 84 FEET; THENCE SOUTH 9 FEET; THENCE WEST 75 FEET; THENCE SOUTH 156 FEET; THENCE WEST 9 FEET TO THE PLACE OF BEGINNING.

PARCEL 2B:

A NON-EXCLUSIVE RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING 330.04 FEET EAST AND 69.29 FEET SOUTH OF THE CENTER OF THE STONE STREET MONUMENT AT THE INTERSECTION OF THIRD SOUTH AND SECOND EAST STREETS; THENCE WEST 6 FEET; THENCE SOUTH 165 FEET; THENCE WEST 9 FEET; THENCE SOUTH 163 1/2 FEET; THENCE WEST 9 FEET; THENCE NORTH 165 FEET; THENCE WEST 6 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT 9 FEET EAST AND 29 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 54, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 26 FEET TO A FENCE; THENCE EAST ALONG THE FENCE LINE 73 FEET TO RIGHT OF WAY OF STREET; THENCE SOUTH 26 FEET; THENCE WEST 73 FEET TO POINT OF BEGINNING.

PARCEL 3A:

A NON-EXCLUSIVE PERPETUAL RIGHT OF WAY AND EASEMENT ON THE EAST OF SAID PREMISES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330.04 FEET EAST AND 69.29 FEET SOUTH FROM THE CENTER OF A STONE STREET MONUMENT AT THE INTERSECTION OF THIRD SOUTH AND SECOND EAST STREETS AND RUNNING THENCE WEST 6 FEET; THENCE SOUTH 10 RODS; THENCE WEST 9 FEET; THENCE SOUTH 9 RODS 15 FEET; THENCE EAST 30 FEET; THENCE NORTH 9 RODS 15 FEET; THENCE WEST 9 FEET; THENCE NORTH 10 RODS; THENCE WEST 6 FEET TO THE POINT OF BEGINNING.

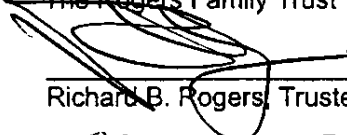
PARCEL 3B:

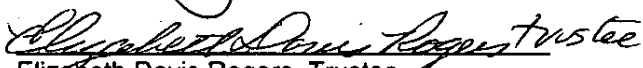
A NON-EXCLUSIVE PERPETUAL RIGHT OF WAY TO USE AN ALLEY WAY 9 FEET WIDE ALONG THE WEST END OF SAID PROPERTY AND EXTENDING NORTH AND EAST TO ABOVE DESCRIBED RIGHT OF WAY.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this September 19, 2007.

The Rogers Family Trust


Richard B. Rogers, Trustee


Elizabeth Davis Rogers, Trustee

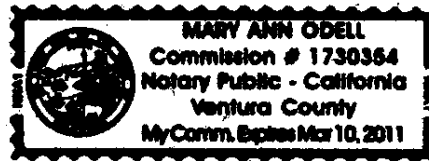
STATE OF CA.
COUNTY OF Santa Barbara,)
)ss.

On Sept 19, 2007, personally appeared before me, **Richard B. Rogers & Elizabeth Davis Rogers, Trustees of The Rogers Family Trust**, under declaration of trust dated 9-2-71 the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Mary Ann Odell
Notary Public

My Commission expires: Mar 10, 2011

(Seal or Stamp)



RECORDING REQUESTED BY:

12357441
9/2/2016 9:22:00 AM \$22.00
Book - 10472 Pg - 1196-1199
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 4 P.

When Recorded Mail Document To:
Richard B. Rogers and Elizabeth Davis Rogers
315 W. Hueneme Road
Camarillo, CA 93012

16-011218

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT-SUCCESSOR TRUSTEE
(California Probate Code Section 18105)

Richard B. Rogers and Elizabeth Davis Rogers, of legal age, being first duly sworn, deposes and says:

Name of Trust: The James B. Rogers, Jr. Family Trust
Date of Trust: August 8, 2007
Name of former trustee(s): James B. Rogers, Jr.
Name of successor trustee(s): Richard B. Rogers and Elizabeth Davis Rogers

Legal Description of property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

That we are Richard B. Rogers and Elizabeth Davis Rogers, named within the aforementioned trust as successor trustees; That we hereby consent to act as successor trustees of the aforementioned trust and do hereby assume the powers and duties as successor trustees of such trust.

That this Affidavit is made for the protection and benefit of all persons hereafter acquiring an interest in or dealing with the property identified in this document.

Dated: [Date of Document]

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BY: 
Richard B. Rogers, Trustee

BY: 
Elizabeth Davis Rogers, Trustee

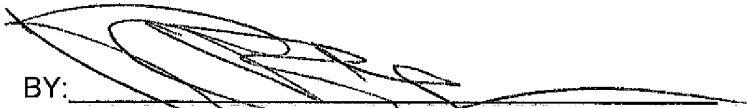
AFFIDAVIT-SUCCESSOR TRUSTEE

(continued)

VERIFICATION

We, the undersigned say: We are the successor Trustees of the aforesaid Interest or Estate: We have read this document; We know and understand the contents thereof; and the facts stated therein are true of my own knowledge.

We declare under penalty of perjury that the foregoing is true and correct.

BY: 
Richard B. Rogers, Trustee

BY: 
Elizabeth Davis Rogers, Trustee


NOTE: A notary public or other officer completing this certificate Verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this 29 day of AUGUST 2016, 2016, by Richard B. Rogers and Elizabeth Davis Rogers, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)


Signature

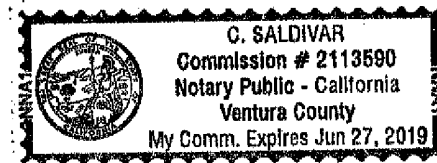


EXHIBIT A

Parcel 1:

Beginning at the Southwest Corner of Lot 5, Block 54, Plat "A", Salt Lake City Survey, and running thence North 4 rods; thence East 10 rods; thence South 4 rods; thence West 10 rods to the place of beginning.

The following is shown for information purposes: Tax ID No. 16-06-326-003

Parcel 2:

Beginning 9 feet East from the Southwest corner of Lot 6, Block 54, Plat "A", Salt Lake City Survey, and running thence East 75 feet; thence North 29 feet; thence West 75 feet; thence South 29 feet to the place of beginning.

The following is shown for information purposes: Tax ID No. 16-06-326-011

Parcel 2-A:

A Non-Exclusive right of way in common with others over the following:

Beginning at the Southwest corner of said Lot 6, and running thence North 165 feet; thence east 84 feet; thence South 9 feet; thence West 75 feet; thence South 156 feet; thence West 9 feet to the place of beginning.

Parcel 2-B:

A Non-Exclusive right of way over the following:

Beginning 330.04 feet East and 69.29 feet South of the center of the stone street monument at the intersection of Third South and Second East Streets; thence West 6 feet; thence South 165 feet; thence West 9 feet; thence South 163 ½ feet; thence East 30 feet; thence North 163 ½ feet; thence West 9 feet; thence North 165 feet; thence West 6 feet to the place of beginning.

Parcel 3:

Beginning at a point 9 feet East and 29 feet North from the Southwest corner of Lot 6, Block 54, Plat "A", Salt Lake City Survey, and running thence North 26 feet to a fence; thence East along the fence line 73 feet to right of way of street; thence South 26 feet; thence West 73 feet to point of beginning.

The following is shown for information purposes: Tax ID No. 16-06-326-010

Parcel 3-A:

A Non-Exclusive right of way over the following:

Beginning 330.04 feet East and 69.29 feet South of the center of the stone street monument at the intersection of Third South and Second East Streets; thence West 6 feet; thence South 10 rods; thence West 9 feet; thence South 9 rods 15 feet; thence East 30 feet; thence North 9 rods 15 feet; thence West 9 feet; thence North 10 rods; thence West 6 feet to the point of beginning.

Parcel 3-B:

A Non-Exclusive perpetual right of way to use an alley way 9 feet wide along the West end of said property and extending North and East to above described right of way.