

When Recorded Mail to:
Shawna Taylor
2007 East Pine Canyon Road
Pine Canyon, UT 84074

14197260 B: 11467 P: 7903 Total Pages: 4
01/24/2024 12:08 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

AFFIDAVIT OF INCUMBENT TRUSTEE

The undersigned, Shawna Taylor, as a Trustee of the Bart and Iretta Thaxton Trust, dated February 13, 2023 (the "Trust") being of legal age and being first duly sworn on her oath does hereby depose, state and certify under penalty of perjury as follows:

1. I am personally familiar with the matters set forth herein.
2. Under the Trust, with an effective date of February 13, 2023.
3. Bart Jewel Thaxton and Iretta June Thaxton, the decedent in the attached certificates of death are the same persons as Bart Thaxton and Iretta Thaxton, named as a parties in the deed to real property recorded February 14, 2023, as Salt Lake County Recorder's Entry Number 14072105, in Book 11400, Page 8489, of official record.
4. The name in which title to trust property has or may be taken is Bart Thaxton and Iretta Thaxton, Trustees, or their Successor Trustee, as Trustees of the Bart and Iretta Thaxton Trust, dated February 13, 2023.
5. The Trust currently holds title to the below-described property, located in Salt Lake County, Utah (the "Property"):

Lot 4, Langford Subdivision No. 1, Revised, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.
Tax Parcel Number: 27-27-126-007

6. Under and pursuant to the Trust, Shawna Taylor and Boyd Thaxton are the incumbent Trustees of the Trust upon the death of Bart Thaxton and Iretta Thaxton with authority to act alone on behalf of the Trust with ALL AUTHORITY PERTAINING THERETO.

7. The Trust is revocable with the Grantor(s) of the Trust holding the power to revoke the Trust.

8. The Trustee has all of the authority and powers relating to the Property, including without limitation, the power to sell, convey, transfer, lease, encumber, purchase, mortgage, manage and otherwise deal with the Property, including but not limited to authority and power to make, endorse, accept, receive, sign, execute, acknowledge, and deliver deeds, with or without warranties, deeds of trust, mortgages, leases, assignments, agreements, certificates, checks, notes, bonds, vouchers, receipts, proxies, minutes, tax returns and any other instruments of writing of whatever kind pertaining to the Property.

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2023020078

Bart Jewel Thaxton

DECEDENT INFORMATION

Date of Death:	November 29, 2023	Time of Death:	17:54
City of Death:	South Jordan	County of Death:	Salt Lake
Age:	86	Date of Birth:	May 22, 1937
Place of Birth:	Riverton, Utah	Sex:	Male
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:		Usual Occupation:	Machinist
Industry/Business:	Industrial	Education:	High School or GED
Residence:	Riverton, Utah	Father's Name:	Jewel Thaxton
Mother's Name:	Louise Mary Lloyd	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Riverway Assisted Living		

INFORMANT INFORMATION

Name:	Shawna Taylor	Relationship:	Daughter
Mailing Address:	2007 East Pine Canyon Road, Tooele, Utah 84074		

DISPOSITION INFORMATION

Method of Disposition:	Cremation
Place of Disposition:	Oquirrh Cremation Center, Riverton, Utah
Date of Disposition:	December 8, 2023

FUNERAL HOME INFORMATION

Funeral Home:	Broomhead Funeral Home
Address:	12590 South 2200 West, Riverton, Utah 84065
Funeral Director:	Laura B. Procnier

MEDICAL CERTIFICATION

Certifying Physician:	Michael J. Sanderson MD, Lighten Home Health and Hospice, 8160 South Highland Drive Suite A-1, Sandy, Utah 84093
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CAUSE OF DEATH

Renal Failure
 Due to (or as a consequence of): End Stage Renal Disease [Onset: 5 Years]
 Tobacco Use: Unknown if User
 Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: December 8, 2023
 Date Issued: December 11, 2023

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Linda S. Winger
 Linda S. Winger, MSW, LCSW
 State Registrar
 Rev 10/21



Angela C. Dunn
 Angela C. Dunn, MD, MPH
 Director/Health Officer
 County/District Health Department



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2023016881

Iretta June Thaxton

DECEDENT INFORMATION

Date of Death:	October 11, 2023	Time of Death:	11:30
City of Death:	Draper	County of Death:	Salt Lake
Age:	86	Date of Birth:	June 12, 1937
Place of Birth:	Murray, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Bart Jewel Thaxton	Usual Occupation:	Homemaker
Industry/Business:	Own Home	Education:	High School or GED
Residence:	Riverton, Utah	Father's Name:	Richard Thomas Withers
Mother's Name:	Annie Clara Thompson	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Spring Gardens		

INFORMANT INFORMATION

Name:	Shawna Taylor	Relationship:	Daughter
Mailing Address:	2007 East Pine Canyon Road, Tooele, Utah 84074		

DISPOSITION INFORMATION

Method of Disposition: Burial
 Place of Disposition: Riverton City Cemetery, Riverton, Utah
 Date of Disposition: October 23, 2023

FUNERAL HOME INFORMATION

Funeral Home: Broomhead Funeral Home
 Address: 12590 South 2200 West, Riverton, Utah 84065
 Funeral Director: Jeffrey S Stratton

MEDICAL CERTIFICATION

Certifying Physician: Michael J Sanderson MD, Lighten Home Health and Hospice, 8160 South Highland Drive Suite A-1, Sandy, Utah 84093

CAUSE OF DEATH

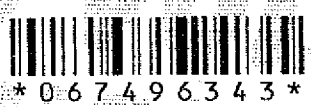
Vascular Dementia [Onset: 2 Years]
 Due to (or as a consequence of): Congestive Heart Failure [Onset: 3 Years]
 Tobacco Use: Unknown if User
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: November 1, 2023
 Date Issued: November 1, 2023

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Linda S. Winger
 Linda S. Winger, MSW, LCSW
 State Registrar
 Rev. 07/21



Angela C. Dunn
 Angela C. Dunn, MD, MPH
 Director/Health Officer
 County/District Health Department

