

Mail Recorded Deed & Tax Notice To:
Alexander Kikuchi and Jeannette Kikuchi
2075 East Sierra View Circle
Millcreek, UT 84109

14210048 B: 11474 P: 6790 Total Pages: 2
02/29/2024 10:40 AM By: zjorgensen Fees: \$40.00
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.: 171067-PCP

WARRANTY DEED

Mark H. Greene III, as Trustee of The Mark H. Greene III and Jill S. Greene Family Trust, u/a/d April 7, 1989,

GRANTOR(S), of Millcreek, State of Utah, hereby Conveys and Warrants to

Alexander Kikuchi and Jeannette Kikuchi, husband and wife as joint tenants,

GRANTEE(S), of Millcreek, 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:

Unit 19, contained within EDGEMOUNT HOMES, PHASE 1, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on May 1, 1985 as Entry No. 4080505 in Book 85-5 of Plats at Page 80 and in the declaration recorded May 1, 1985 as Entry No. 4080506 in Book 5650 at Page 1105 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

TAX ID NO.: 16-27-107-020 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of February, 2024.

The Mark H. Greene III and Jill S. Greene Family
Trust, u/a/d April 7, 1989

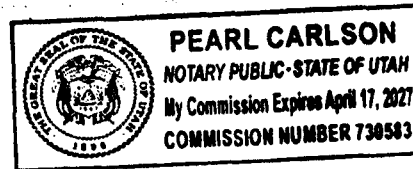
BY: Mark H. Greene III
Mark H. Greene, III
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of February, 2024, before me, personally appeared Mark H. Greene III, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The Mark H. Greene III and Jill S. Greene Family /Trust, u/a/d April 7, 1989.

Pearl Carlson
Notary Public



Millcreek City Hall
1330 E Chambers Avenue
Millcreek, Utah 84106
801-214-2700
millcreek.us
171067-PCP



14210046 B: 11474 P: 6786 Total Pages: 2
02/29/2024 10:40 AM By: zjorgensen Fees: \$40.00
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

REMOVAL OF NON-COMPLIANCE

February 7, 2024

PROPERTY ADDRESS:

2075 E Sierra View Circle
Millcreek, Utah 84109

PARCEL NUMBER AND LEGAL DESCRIPTION:

16-27-107-020-0000

UNIT 19, EDGEMOUNT HOMES CONDMN 1/23 INT 6081-2439 8678-22828881-4677 8933-0303 9008-1301
10247-3925

NAME OF PROPERTY OWNER: GREENE, MARK H, III & JILL S; TR

CASE/PERMIT #: Permit 181934

Description of Action:

I, James Hardy, Director of Building Services, do hereby certify that, as February 7, 2024, the above described property is in compliance with current city codes.

On February 7, 2024, a Millcreek Building Inspector verified that the violation(s) identified in that certain notice of non-compliance filed by Millcreek recorded April 19, 2019, as Entry No. 12971188, in Book 10771 at Page 5469 in the public records has been resolved. This notice shall serve to release such Notice of Non-compliance.

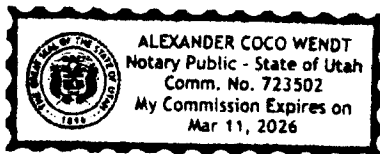
James Hardy, Director of Building Services

STATE OF UTAH)

) SS

COUNTY OF SALT LAKE)

On this 8 day of February, 2024, James Hardy personally appeared before me, who, acting as an authorized representative of Millcreek, acknowledged that he/she signed the above removal of non-compliance and that the statements contained therein are true.



Notary Public

**EXHIBIT A
PROPERTY DESCRIPTION**

Unit 19, contained within EDGEMOUNT HOMES, PHASE 1, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on May 1, 1985 as Entry No. 4080505 in Book 85-5 of Plats at Page 80 and in the declaration recorded May 1, 1985 as Entry No. 4080506 in Book 5650 at Page 1105 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

Tax Id No.: 16-27-107-020

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
2421 East Parleys Way
Salt Lake City, UT 84109

14210047 B: 11474 P: 6788 Total Pages: 2
02/29/2024 10:40 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

File No.: 171067-PCP

TRUSTEE AFFIDAVIT

I, the undersigned Mark H. Greene, III as Trustee, do hereby affirm the following:

1. The copy of the trust document provided to Cottonwood Title Insurance Agency, Inc. is a true and correct copy of the trust agreement or certification of trust of The Mark H. Greene III and Jill S. Greene Family Trust, u/a/d April 7, 1989 (The "Trust"), as it may have been amended, and that it is in full force and effect and that it has not been revoked or terminated.
2. I am well and personally acquainted with Jill S. Greene, a Trustee named in that certain Quit Claim Deed recorded November 9, 2015 as Entry no 12167219, records of the Salt Lake County Recorder, Utah.
3. Pursuant to the terms and provision of the Trust, that Jill S. Greene has been deemed mentally incapacitated, as evidenced by a written statement, dated November 2, 2023, from the licensed physician of Jill S. Greene. Said mental incapacity is also evidenced by a written statement, dated November 2, 2023, obtained from the Medical Director of the hospice facility where Jill S. Greene resides. The terms of the Trust state a Trustee who becomes incapacitated shall be considered to have resigned as of the date of the physician's statement.
4. Pursuant to the terms of the trust, and the Trustee and Successor Trustee provisions therein, I have been duly appointed to act as sole Trustee of the Trust.
5. I have full power to convey title, sell, or enter into any contract pertaining to real property currently held in the Trust. Said Property is located in Salt Lake County, State of Utah, and more particularly described as:

Unit 19, contained within EDGEMOUNT HOMES, PHASE 1, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on May 1, 1985 as Entry No. 4080505 in Book 85-5 of Plats at Page 80 and in the declaration recorded May 1, 1985 as Entry No. 4080506 in Book 5650 at Page 1105 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

TAX ID NO.: 16-27-107-020 (for reference purposes only)

6. The Trust has not been terminated or amended in any way to restrict my (our) ability to convey title to the above-mentioned property.
7. I am still the current Trustee of the Trust, and there are no new Trustees.
8. In light of the foregoing facts, the undersigned, in consideration of the issuance by Westcor Land Title Insurance Company of a policy of Title Insurance covering the said Property in the manner described, the undersigned, hereby promises, covenants and agrees to hold harmless, protect and indemnify Cottonwood Title Insurance Agency, Inc. and Westcor Land Title Insurance Company against any liabilities, losses, damages, expenses and charges that may arise as a result of reliance on this Affidavit.

Signed this February 28, 2024

Mark H. Greene, III
Mark H. Greene, III, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

Subscribed and sworn to before me this February 28, 2024, by Mark H. Greene, III.

Pearl Carlson
Notary Public

