

WHEN RECORDED MAIL TO:
MATTHEW LOWE
5500 S HOLLADAY BLVD
HOLLADAY, UT 84117



E# 3187639 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
30-Sep-21 04:21 PM FEE \$40.00 DEP TN
REC FOR: INWEST TITLE SERVICES - LAYTON
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 279528
MAIL TAX NOTICE TO: MATTHEW LOWE
5500 S HOLLADAY BLVD HOLLADAY, UT 84117

WARRANTY DEED

LARRY L. GAY, INDIVIDUALLY AND KAREN D. GAY, AN INCAPACITATED PERSON
GRANTOR(S)

OF WEBER COUNTY, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

MATTHEW LOWE
GRANTEE(S)

OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH

WHEREAS LARRY GAY AND KAREN SUE SCHUMERS ARE THE CO-CONSERVATORS OF
KAREN D. GAY, AN INCAPACITATED PERSON AS APPOINTED BY THE SECOND JUDICIAL
DISTRICT COURT IN WEBER COUNTY, UTAH, CIVIL NO. 203900558, AS SET FORTH IN THE
ATTACHED EXHIBIT "B".

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, STATE OF UTAH:

(21-023-0038) *21-023-0038*

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD,
AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10TH DAY OF AUGUST, 2021.

Larry L. Gay

LARRY L. GAY, INDIVIDUALLY

KAREN D. GAY, AN INCAPACITATED PERSON

Larry L. Gay

By: LARRY GAY, CO-CONSERVATOR

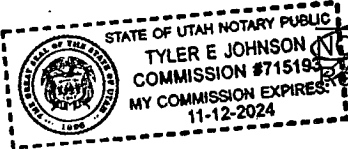

Karen Sue Schumers

By: KAREN SUE SCHUMERS, CO-CONSERVATOR

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF WEBER)

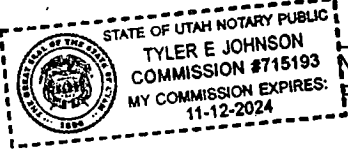

The foregoing instrument was acknowledged before me on August 10, 2021, by **LARRY L. GAY, INDIVIDUALLY.**

 
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UTAH

ACKNOWLEDGMENT

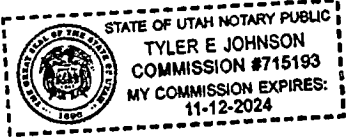

STATE OF UTAH)
(ss.
COUNTY OF WEBER)

On August 10, 2021, personally appeared before me **LARRY GAY, CO-CONSERVATOR**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **KAREN D. GAY, AN INCAPACITATED PERSON**, and that said document was signed by him/her/them in behalf of **KAREN D. GAY, AN INCAPACITATED PERSON**, by the authority granted by the Utah Courts, and said individual(s) acknowledged to me that they executed the same.

 
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UTAH

STATE OF UTAH)
(ss.
COUNTY OF WEBER)

On August 16, 2021, personally appeared before me **KAREN SUE SCHUMERS, CO-CONSERVATOR**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **KAREN D. GAY, AN INCAPACITATED PERSON**, and that said document was signed by him/her/them in behalf of **KAREN D. GAY, AN INCAPACITATED PERSON**, by the authority granted by the Utah Courts, and said individual(s) acknowledged to me that they executed the same.

 
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UTAH



471 W. HERITAGE PARK BLVD. #6
LAYTON, UT 84041

EXHIBIT "A"

E# 3187639 PG 3 OF 5

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 882.25 FEET SOUTH AND NORTH $86^{\circ}52'00''$ WEST 708 FEET AND SOUTH $00^{\circ}02'45''$ WEST 775.30 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF LOT 37, 492.7 FEET; THENCE SOUTH $76^{\circ}03'11''$ WEST 993.4 FEET; THENCE NORTH $03^{\circ}38'35''$ WEST 166 FEET; THENCE SOUTH $80^{\circ}44'00''$ EAST 100.7 FEET; THENCE NORTH 630.94 FEET; THENCE SOUTH $87^{\circ}05'00''$ EAST 861.50 FEET TO BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT SOUTH $00^{\circ}03'57''$ WEST 813.06 FEET AND SOUTH $89^{\circ}56'03''$ WEST 1145.93 FEET AND SOUTH $00^{\circ}31'32''$ EAST 777.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 16; THENCE SOUTH $00^{\circ}31'32''$ EAST 623.37 FEET; THENCE SOUTH $75^{\circ}15'28''$ WEST 544.50 FEET; THENCE NORTH $02^{\circ}20'27''$ WEST 168.99 FEET; THENCE SOUTH $80^{\circ}40'03''$ EAST 101.40 FEET; THENCE NORTH $00^{\circ}27'10''$ WEST 632.08 FEET; THENCE SOUTH $87^{\circ}00'56''$ EAST 433.28 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

EXHIBIT B

The Order of the Court is stated below:

Dated: August 05, 2021
03:30:04 PM

/s/ MARY KAY
District Court Clerk



E# 3187639 PG 4 OF 5

Steven W. Farr (1042)
Daniel R. Cragun (9175)
Justin G. Berube (13643)
Farr Cragun & Berube, P.C.
1920 West 250 North, Suite 1
Ogden, Utah 84404
Telephone: (801) 866-0031
Facsimile: (801) 866-0032
Email: justin@utah-lawfirm.com

STATE OF UTAH }
COUNTY OF WEBER } SS:

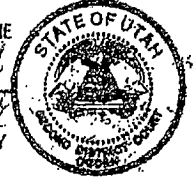
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL ON FILE IN MY OFFICE.

DATED THIS 5th DAY OF August, 2021

CLERK OF THE COURT

BY: [Signature] DEPUTY

PAGE 1 THROUGH 1



Attorneys for Karen Sue Schumers

IN THE SECOND JUDICIAL DISTRICT COURT	
COUNTY OF WEBER, STATE OF UTAH, OGDEN DEPARTMENT	
In the Matter of Guardianship and Conservatorship of	LETTERS OF FULL CO-GUARDIANSHIP AND CO-CONSERVATORSHIP
Karen D. Gay,	Case No.: 203900558
An Incapacitated Person.	Judge: Joseph M. Bean

This letter is issued to evidence the appointment, qualification, and authority of Karen Sue Schumers and Larry Gay as co-guardians and co-conservators for Karen D. Gay, a protected person to act on her behalf consistent with the Order Appointing Co-Guardian and Co-Conservator. This is a full guardianship and full conservatorship and Karen Sue Schumers may sign, individually, for the Karen D. Gay, meaning that the a signature from both co-guardians and co-conservators is not required.

***** The Court's electronic signature and seal will appear at the top of the first page upon signature and entry by the Court *****

Approved as to form and content:

By signing below, I also give approval and authorization for counsel to electronically sign this document on my behalf when it is e-filed with the Court.

/s/ Bryce M. Froerer

Bryce M. Froerer
Attorney for Larry Gay

Approved as to form and content:

By signing below, I also give approval and authorization for counsel to electronically sign this document on my behalf when it is e-filed with the Court.

/s/ Kenlon Reeve

Kenlon Reeve
Court Appointed Visitor for Karen D. Gay

RULE 7 NOTICE

You will please take notice that pursuant to Utah Rules of Civil Procedure 7, the foregoing document will be submitted for signature at the expiration of seven days unless written objection is filed within that time period.

DATED July 19, 2021.

Cragun Berube, P.C.

/s/ Justin G. Berube

Justin G. Berube
Attorney for Karen Sue Schumers



W3213627

WHEN RECORDED MAIL TO:
MATTHEW LOWE
5500 S HOLLADAY BLVD
HOLLADAY, UT 84117

E# 3213627 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
26-Jan-22 0314 PM FEE \$40.00 DEP SLV
REC FOR: INWEST TITLE - SOUTH OGDEN
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 292874
MAIL TAX NOTICE TO: MATTHEW LOWE
5500 S HOLLADAY BLVD, HOLLADAY, UT 84117

WARRANTY DEED

MILES FAMILY HUNTSVILLE, LLC

GRANTOR(S)

OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

MATTHEW LOWE

GRANTEE(S)

OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, STATE OF UT:

(21-023-0037 (PART OF))

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2022 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 25th day of January, 2022.

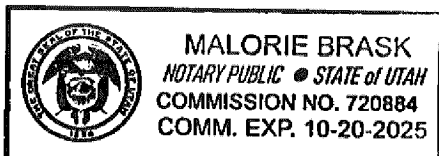
MILES FAMILY HUNTSVILLE, LLC


By: STEPHEN P. MILES, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
 DAVIS) (ss.
COUNTY OF ~~SALT LAKE~~ ^{WEB})

On January 25, 2022, personally appeared before me **STEPHEN P. MILES, MANAGER**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **MILES FAMILY HUNTSVILLE, LLC**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said individual(s) acknowledged to me that said Limited Liability Company executed the same.




NOTARY PUBLIC

My Commission Expires: OCT. 20, 2025
Residing at: WEBER COUNTY



920 EAST CHAMBERS ST. #10
SOUTH OGDEN, UT 84403

EXHIBIT "A"

E# 3213627 PG 2 OF 2

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 89°31'10" WEST 1137.21 FEET AND NORTH 00°28'50" EAST 571.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00°31'32" EAST 152.55 FEET; THENCE SOUTH 75°18'23" WEST 544.38 FEET; THENCE NORTH 02°20'27" WEST 168.91 FEET; THENCE SOUTH 80°40'03" EAST 101.41 FEET; THENCE NORTH 00°27'42" WEST 55.57 FEET; THENCE NORTH 86°38'59" EAST 100.71 FEET; THENCE SOUTH 86°36'59" EAST 119.55 FEET; THENCE NORTH 77°58'04" EAST 173.81 FEET; THENCE NORTH 41°46'24" EAST 63.93 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.