

After recording mail to:
The ElderCare Law Firm, Inc.
47 North Main Street
Kaysville, Utah 84037

3470310
BK 7988 PG 275

Until a change is requested,
send tax statements to:
Richard A. Manning
156 West 1400 North
Bountiful, UT 84010

E 3470310 B 7988 P 275
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/14/2022 11:43 AM
FEE \$40.00 Pgs: 1
DEP RT REC'D FOR ELDERCARE LAW FIR
M

SPACE ABOVE FOR RECORDER'S USE

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,

Richard A. Manning and Carol L. Manning, as joint tenants,

Do hereby RELEASE, REMISE AND QUITCLAIM to

Richard A. Manning and Carol L. Manning, Trustees of the Richard and Carol Manning Living Trust dated April 7, 2022, and any amendments thereto,

all that real property situated in the County of Davis, State of Utah, described as follows:

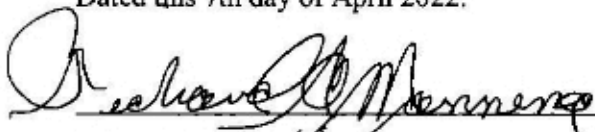
ALL OF LOT 2. ARCADIA SUBDIVISION, PLAT "A", BOUNTIFUL CITY ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED BY THE DAVIS COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity and taxes for the 2022 year and thereafter.

Property Tax I.D. No.: 03-012-0002

Property Address: 180 West 1400 North, Bountiful, UT 84010

Dated this 7th day of April 2022.


Richard A. Manning


Carol L. Manning

STATE OF UTAH)


) ss.

COUNTY OF DAVIS)

The foregoing instrument was acknowledged by Richard A. Manning and Carol L. Manning, before me on April 7, 2022.

[Seal]




Notary Public

WHEN RECORDED PLEASE MAIL TO
Penniann J. Schumann
Law Office of Penniann J. Schumann, PLLC
2150 South 1300 East, #500
SLC, UT 84106

E 3559863 B 8433 P 423-424
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/6/2024 1:38 PM
FEE 40.00 Pgs: 2
DEP AAM REC'D FOR PENNIANN
J SCHUMANN

MAIL TAX NOTICES TO:
Jonathan Durrant Deans, Trustee
The Richard and Carol Manning Living Trust

117 Des Moines Ct
Tinton Falls NJ 07712

RETURNED
FEB 06 2024

AFFIDAVIT OF SUCCESSOR TRUSTEE

I, Jonathan Durrant Deans, being first duly sworn, upon oath depose and state the following based upon my personal knowledge:

1. The real property which is the subject hereto located in Davis County, Utah is described as follows:

following described tract of land in Salt Lake County, State of Utah:

Property Address:

180 West 1400 North, Bountiful, Utah 84010

Legal Description: ALL OF LOT 2, ARCADIA SUB PLAT A. BOUNTIFUL CITY. ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED BY THE DAVIS COUNTY RECORDER'S OFFICE

Subject to easements, restrictions, and rights of way

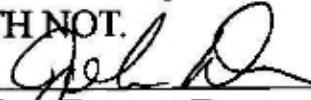
Parcel Number: 03-012-0002

2. On APRIL 7, 2022, Richard A. Manning And Carol L. Manning created The Richard and Carol Manning Living Trust with Richard A. Manning and Carol L. Manning as initial trustees.
3. The real property commonly known as 156 West 1400 North, Bountiful, Utah 84010 was conveyed to Richard A. Manning and Carol L. Manning as Trustees of The Richard and Carol Manning Living Trust dated April 7, 2022 by Quit Claim Deed recorded on April 14, 2022 at Entry Number 3470310,

Book 7988, and Page 275, in the Office of the Davis
County Recorder.

4. On January 24, 2023, Carol Manning was deemed in need of protection and a temporary conservator was appointed due to her incapacities.
5. As of January 18, 2024 there now exists two licensed doctor's reports claiming Richard Manning is incapacitated, and under Article 15.06(e) of the Trust this is sufficient to warrant the nominated successor trustee to serve.
6. Article 3.02 of the Richard and Carol Manning Living Trust dated April 7, 2022 states that upon the incapacity of either of the initial trustees, that the successor trustees would be each other, and that if both Richard and Carol Manning are incapacitated then Jonathan Durrant Deans would serve as successor Trustee.
7. Jonathan Deans, as the named successor Trustee in Article 3 of The Richard and Carol Manning Living Trust dated April 7, 2022, hereby accepts the role as successor Trustee.
8. From and after the date of this Affidavit, Jonathan Durrant Deans shall serve as sole Successor Trustee of The Richard and Carol Manning Living Trust dated April 7, 2022.

FURTHER AFFIANT SAYETH NOT.



 Jonathan Durrant Deans
 Successor Trustee

STATE OF New Jersey)

)ss

COUNTY OF Monmouth)

Acknowledged by, subscribed by and sworn to before me
this 24 day of Jan., 2024, by Jonathan
Durrant Deans, as Trustee of The Richard and Carol Manning
Living Trust dated April 7, 2022.



 NOTARY PUBLIC

STACY SPINELLI Notary Public, State of New Jersey My Commission Expires 3/6/2028
