

14199066 B: 11468 P: 7983 Total Pages: 2  
01/30/2024 10:45 AM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COULTER TATEOKA PC  
11576 S STATE STREET STE 503 DRAPER, UT 84020



**WHEN RECORDED MAIL TO:**

Coulter Tateoka, P.C.  
11576 S. State St., Ste. 503  
Draper, Utah 84020

**TAX STATEMENTS/NOTICES TO BE MAILED TO:**

One Vision Utah LLC  
10125 S. Countrywood Dr.  
Sandy, Utah 84092

**AFFIDAVIT OF SUCCESSOR TRUSTEE**

I, SANDRA C. PETERS, hereinafter referred to as affiant, being first duly sworn, on oath, depose and say as follows:

1. The Trust known as the GRANT AND RUBY CHAPMAN FAMILY TRUST, dated September 6, 2013, is a valid and existing trust (hereinafter, the "Trust").
2. The names of the trustors and initial trustees of the Trust are Grant J. Chapman and Ruby L. Chapman.
3. Ruby L. Chapman passed away on November 8, 2017, and she is one and the same person as Ruby Lenk Chapman, the deceased identified on the Utah Certificate of Death, State File No. 2017015934.
4. Grant J. Chapman passed away on May 26, 2023, and he is one and the same person as Grant Jewkes Chapman, the deceased identified on the Utah Certificate of Death, State File No. 2023008809.
5. By reason of the deaths of Ruby L. Chapman and Grant J. Chapman, and under the successor trustee provisions of the Trust, the successor trustee of the Trust is the affiant, Sandra C. Peters.
6. The Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.
7. The Trust is the owner of the following described property located in Salt Lake County, State of Utah, at 9609 S. Chylene Dr., Sandy, Utah 84092, further described as follows:

LOT 30, GRANITE CREST NO. 1, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 28-11-156-001-0000

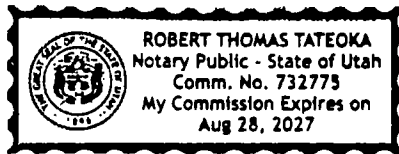
by virtue of that certain Special Warranty Deed, which was filed for record on September 12, 2013, and recorded in Book 10176, Pages 8560-8561, as Entry No. 11722978, of the Official Records of Salt Lake County, State of Utah.

DATED this 24<sup>th</sup> day of January, 2024.

Sandra C. Peters  
Sandra C. Peters

State of Utah            )  
                                  :SS  
County of Salt Lake    )

On this 24 day of January, 2024, personally appeared before me Sandra C. Peters, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged before me that she executed the same.



[Signature]  
Notary Public

14199067 B: 11468 P: 7985 Total Pages: 1  
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Sandy, Utah 84092

**SPECIAL WARRANTY DEED**

For ten dollars and other valuable consideration, **SANDRA C. PETERS, Trustee under the GRANT AND RUBY CHAPMAN FAMILY TRUST, dated September 6, 2013**, grantor, hereby conveys and warrants against all who claim by, through or under grantor, but not otherwise, to **ONE VISION UTAH LLC**, a Utah limited liability company, grantee, the following described property located in Salt Lake County, State of Utah, at 9609 S. Chylene Dr., Sandy, Utah 84092, further described as follows:

LOT 30, GRANITE CREST NO. 1, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

SUBJECT TO easements, restrictions, reservations, rights of way and encumbrances appearing of record or enforceable in law and equity.

Parcel No. 28-11-156-001-0000

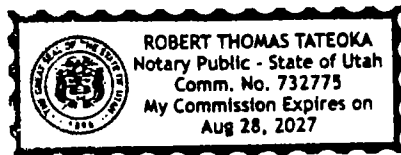
Executed this 24<sup>th</sup> day of January, 2024.

GRANT AND RUBY CHAPMAN FAMILY TRUST

By: Sandra C. Peters, Trustee  
Sandra C. Peters, Trustee

State of Utah            )  
                                  :SS  
County of Salt Lake    )

On this 24 day of January, 2024, personally appeared before me Sandra C. Peters, as Trustee of the GRANT AND RUBY CHAPMAN FAMILY TRUST, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged before me that she executed the same.



[Signature]  
Notary Public