

Upon recording return to:  
Karen S Watrous  
Co-trustee and grantee  
4415 S 3035 E  
Salt Lake City, UT 84124

11627893  
04/26/2013 03:00 PM \$12.00  
Book - 10131 Pg - 8981-8982  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
KAREN S WATROUS  
4415 S 3035 E  
SLC UT 84124  
BY: EAP, DEPUTY - WI 2 P.

## WARRANTY DEED

**Grantors:** SHARON W. KESLER (an individual) whose street address is 5083 Quiet Spring Cove, Salt Lake City, State of Utah, 84107, and KAREN S. WATROUS (an individual) whose street address is 4415 S 3035 E, Salt Lake City, State of Utah, 84124, as Co-trustees under the provisions of a trust agreement dated November 7, 2007, and known as the BILL B. WILEY FAMILY TRUST.

hereby **CONVEY AND WARRANT** to

**Grantees:** JEFF WATROUS,  
whose address is 4415 S 3035 E, Salt Lake City, State of Utah, 84124, and  
KAREN S. WATROUS, whose address is  
4415 S 3035 E, Salt Lake City, State of Utah, 84124, Husband and Wife, as Joint  
Tenants with Right of Survivorship.

FOR THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described real property in Salt Lake County, State of Utah, to wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full  
 Legal Description:

LOT 227 HOLLADAY HILLS NO 2 5307-0829. 5388-861 5388-0862 5835-1836 5876-0100  
5918-0699 6063-2213 6069-1616 6081-2208 6910-1485, according to the official plat thereof, on  
file and of record in the office of the Salt Lake County Recorder. The following is shown for  
information purposes only: **Tax ID: 22-02-182-008**

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

SUBJECT TO Mortgages, Trust Deeds, Liens and Encumbrances described as follows:

NONE

IN WITNESS WHEREOF, the Grantors, acting in their capacity as Co-trustees of the BILL B. WILEY FAMILY Trust, have executed the above instrument on this the 26TH day of APRIL, 2013.

**BILL B. WILEY FAMILY TRUST**

By Sharon W. Kesler  
Signature  
**SHARON W. KESLER, Co-trustee**  
Type or Print Name

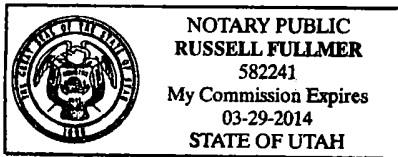
By Karen S. Watrous  
Signature  
**KAREN S. WATROUS, Co-trustee**  
Type or Print Name

State of Utah, County of Salt Lake

On the 26th day of APRIL, 2013, personally appeared before me SHARON W. KESLER and KAREN S. WATROUS, \* the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

\* As Co-trustees of the Bill B. Wiley Family Trust dated Nov 7, 2007.

(SEAL)



Russell Fullmer  
Notary Public  
Russell Fullmer  
Type or Print Name

My commission expires: 03/29/14

Residing at: 1304 S Foothill Dr.

**Names and address of the Grantors:**

Name: SHARON W. KESLER  
CO-TRUSTEE  
BILL B. WILEY FAMILY TRUST  
Address: 5083 Quiet Spring Cove  
City/State/Zip: Salt Lake City, Utah 84107

Name: KAREN S. WATROUS  
CO-TRUSTEE  
BILL B. WILEY FAMILY TRUST  
Address: 4415 S 3035 E  
City/State/Zip: Salt Lake City, Utah, 84124

**Names and address of the Grantee:**

Name: JEFF WATROUS  
Address: 4415 S 3035 E  
City/State/Zip: SALT LAKE CITY, UT 84124

**Name and Address of Grantee:**

Name: KAREN S. WATROUS  
Address: 4415 S 3035 E  
City/State/Zip: SALT LAKE CITY, UT 84124

12348417  
08/23/2016 10:24 AM \$14.00  
Book - 10467 Pg - 1373-1375  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
JEFF WATROUS  
4415 S. 3035 E.  
HOLLADAY UT 84124  
BY: MMA, DEPUTY - MA 3 P.

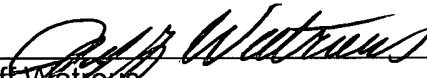
When Recorded Mail to:  
Jeff Watrous  
4415 South 3035 East  
Holladay, UT 84124

## SURVIVORSHIP AFFIDAVIT

I, Jeff Watrous upon being duly sworn and upon oath do say and depose as follows:

1. That Karen S. Watrous is one of the grantees in the Deed of record dated April 26, 2013 and recorded April 26, 2013 as Entry No. 11627893 to Jeff Watrous and Karen S. Watrous conveying title as Joint tenants to the following described real property, situate in the County of Salt Lake, State of Utah, to-wit:
2. Legal Description:  
  
Lot 227, HOLLADAY HILLS NO. 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.  
  
Sidwell No. 22-02-182-008
3. That the said Karen S. Watrous is deceased leaving Jeff Watrous as a surviving joint tenant.
4. That the evidence of death of said Karen S. Watrous is evidenced by that certain death certificate showing the date of death as May 19, 2016 which is attached hereto as Exhibit "A" and by this reference made a part hereof.
5. That Karen S. Watrous is the one and the same person as, Karen Sue Watrous as shown in the aforesaid death certificate.

FURTHER THE AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
Jeff Watrous

State of UTAH


}

}ss..

County of SALT LAKE

}

On the 23 day of August, 2016, personally appeared before me Jeff  
Watrous.

  
\_\_\_\_\_  
Notary Public

My commission expires:

Residing at:

\_\_\_\_\_



STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2016007425

BK 10467 PG.1375

Karen Sue Watrous

DECEDENT INFORMATION

Date of Death:	May 19, 2016	Time of Death:	22:47
City of Death:	Salt Lake City	County of Death:	Salt Lake
Age:	66	Date of Birth:	October 1, 1949
Place of Birth:	Lawrence, Kansas	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Jeffrey Craig Watrous	Usual Occupation:	Nurse
Industry/Business:	Nursing / Health Care	Education:	Bachelor's Degree
Residence:	Holladay, Utah	Parent or Father:	Bill B Wiley
Parent or Mother:	Avis Dew	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	CareSource		

INFORMANT INFORMATION

Name:	Jeffrey C. Watrous	Relationship:	Husband
Mailing Address:	4415 South 3035 East Holladay, Utah 84124		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Larkin Sunset Gardens, Sandy, Utah
Date of Disposition:	May 24, 2016

FUNERAL HOME INFORMATION

Funeral Home:	Larkin Sunset Gardens
Address:	1950 East 10600 South, Sandy, Utah 84092
Funeral Director:	Melissa S Larkin

MEDICAL CERTIFICATION

Medical Professional:	Gina Coccimiglio APRN, 1624 East 4500 South, Salt Lake City, Utah 84117
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CAUSE OF DEATH

Acute And Chronic Respiratory Failure  
Due to (or as a consequence of): Encephalopathy  
Due to (or as a consequence of): Chronic Obstructive Pulmonary Disease  
Other significant conditions: Alcohol Induced Chronic Pancreatitis  
Tobacco Use: Unknown if User  
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: May 25, 2016

Date Issued: May 25, 2016

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics. Security features of this official document include: High Resolution Border, V & R images in top cycloids, and microtext. This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.

  
Richard J. Oborn, MPA  
State Registrar  
Rev. 1/16.



065150381

  
Gary L. Edwards  
Director/Health Officer  
County/District Health  
Department

  
SALT LAKE  
COUNTY  
HEALTH  
DEPARTMENT

12348418  
08/23/2016 10:24 AM \$10.00  
Book - 10467 Pg - 1376  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
JEFF WATROUS  
4415 S. 3035 E.  
HOLLADAY UT 84124  
BY: MMA, DEPUTY - MA 1 P.

After recording mail to Grantee:  
Jeffrey C. Watrous  
4415 South 3035 East  
Salt Lake City, UT 84124

## WARRANTY DEED

### Jeff Watrous

GRANTOR(S) of **Holladay**, **SALT LAKE** County, State of Utah hereby CONVEY(S) and WARRANT(S) to

### Jeffrey C. Watrous

GRANTEE(S) of **Holladay**, Utah, for the sum of TEN and no/100 Dollars and other good and valuable consideration, the following tracts(s) of land in **SALT LAKE** County, State of Utah:

Sidwell No. 22-02-182-008

Lot 222, Holladay Hills No. 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

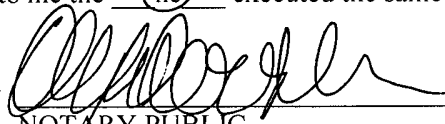
SUBJECT TO: COUNTY AND/OR CITY TAXES NOT DELINQUENT; BONDS AND/OR SPECIAL ASSESSMENTS NOT DELINQUENT AND COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, EASEMENTS AND RESERVATIONS OF RECORD.

WITNESS, the hand(s) of said grantor(s), this 23 day of August, 2016.

  
\_\_\_\_\_  
Jeff Watrous

STATE OF UTAH                    }  
  } ss.  
COUNTY OF SALT LAKE        }

On this 23 day of August, 2016 personally appeared **Jeff Watrous** the signer(s) of the foregoing instrument, who duly acknowledged to me the he executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at:

My Commission Expires:

