ENT 48028: 2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Jul 25 03:38 PM FEE 40.00 BY AC
RECORDED FOR Pinnacle Title
ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates

15 West South Temple, Ste 600 Salt Lake City, Utah 84101 Trustee No. 87278-01F

Parcel 1:

12-035-0173

12-035-0174

12-035-0175

Parcel 2:

12-035-0034

SUBSTITUTION OF TRUSTEE

Scalley Reading Bates Hansen & Rasmussen, P.C., 15 West South Temple, Ste 600, Salt Lake City, Utah 84101, is hereby appointed successor trustee under the Deed of Trust executed by Leslie A. Payne, as trustor(s), in which Strata Trust Company Custodian FBO Garth Johnson IRA 201314488 is named as beneficiary, and Pinnacle Title Insurance Agency is appointed trustee, and filed for record on August 3, 2020, and recorded as Entry No. 112344:2020, Records of Utah County, Utah.

SEE ATTACHED EXHIBIT "A"

The beneficiary hereby ratifies and confirms all actions taken on the beneficiary's behalf by the new trustee prior to the recording of the Substitution of Trustee.

DATED this day of _______, 2023.

Strata Trust Company Custodian FBO Garth Johnson IRA

20131448

Garth Johnson

STATE OF

COUNTY OF

By: YM 11552 (OFFMAN)
Its: Coccests Allerant Vic

) : ss

The foregoing instrument was acknowledged before me this 23 day of Stunce, 2023, by 1554 (VFF man, the crown to Alumate Signor Strata Trust Lompany Custodian FBO

Garth Johnson IRA 201314488.

CRISSY D FORRESTER
Notary Public, State of Texas
Comm. Expires 07-31-2026
Notary ID 12456825-3

NOTARY PUBLIC

Trustee No. 87278-01F SRB SOT Substitution of Trustee Page 1 of 2

EXHIBIT "A"

PARCEL 1:

COMMENCING NORTH 1177.89 FEET AND EAST 503.1 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE WEST 952.07 FEET; THENCE NORTH 73°50'13" WEST 92.4 FEET; THENCE NORTH 313.5 FEET; THENCE EAST 1040.82 FEET; THENCE SOUTH 29.58 FEET; THENCE NORTH 88°44'27" WEST 113.7 FEET, THENCE NORTH 00°24'08" EAST 5.13 FEET, THENCE WEST 6.36 FEET, THENCE SOUTH 78.68 FEET, THENCE SOUTH 89°05'56" EAST 11.65 FEET; THENCE SOUTH 01°03'07" WEST 81.15 FEET; THENCE SOUTH 01°03'07" WEST 7.11 FEET; THENCE SOUTH 89°58'22" EAST 109.97 FEET; THENCE SOUTH 150.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PARCEL #179 IN THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; COMMENCING ON THE EAST RIGHT-OF-WAY OF DENVER AND RIO GRANDE RAILROAD, 826.98 FEET SOUTH AND 1048.08 FEET NORTH 89°07' WEST FROM THE NORTHEAST CORNER OF SOUTHWEST QUARTER OF SECTION 8; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 871 FEET, MORE OR LESS; THENCE SOUTH 87°05' EAST 70.8 FEET; THENCE NORTH 42°07' WEST 68 FEET TO THE BEGINNING.



CORPORATE RESOLUTION of STRATA Trust Company

I, Michele B. Maruri, herby certify that I am the Secretary of STRATA Trust Company ("Company") and that I have been appointed and am presently serving in such capacity in accordance with the Bylaws of the Company. I further certify that I am authorized, on behalf of the Company, to execute this certificate of action by the Board of Directors ("Board') of Company on February 28, 2022.

RECITALS

The Board has approved the following Officers and Corporate Alternate Signers as outlined in the Company's Bylaws:		
James E. Dyess	Chief Executive Officer	
Kelli Click	President	The fight
Michele B. Maruri	Secretary and Chief Financial Officer	I Mississipping
Jeff Thompson	Executive Vice President	Itto / huy
William Pascarella	Chief Technology Officer	
Gregg A. Bennett	Vice President	Sept Brief
Margaret McVan	Corporate Alternate Signer	In there
Kaitlyn Felan	Corporate Alternate Signer	Jan for
Stacy Fikes	Corporate Alternate Signer	the
Melissa Coffman	Corporate Alternate Signer	mina w man
Jenni fer Jones	Corporate Alternate Signer	A PHILADY
Crissy Forrester	Corporate Alternate Signer	Myral Armesta
Daniel Combs	Corporate Alternate Signer	J. Some
Thalia Perez	Corporate Alternate Signer	Thata Doze

NOW, THEREFORE, BE IT RESOLVED, that the Board authorizes and approves the aforementioned Officers and Corporate Alternate Signers.

FURTHER RESOLVED, that the Officers and Corporate Alternate Signers of Company are each authorized and empowered to do each and every act necessary as outlined in the Company's Bylaws.

I hereby certify that the foregoing is a true and correct copy of a resolution passed at a regular monthly meeting of the Board of Directors, the governing body of STRATA Trust Company, a duly authorized corporation. This resolution has not been modified or rescinded and remains as the official action of the Board on behalf of the Company, and it is presently in full force and effect.

Michele B. Maruri, Secretary

This Resolution is attested on this <u>28</u> day of <u>February</u>

2022

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