



ENT 60467:2022 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 May 17 1:42 pm FEE 40.00 BY IP  
RECORDED FOR JENSEN, RONALD

FEE SIMPLE DEED

THIS INDENTURE, between RONALD D. JENSEN (hereinafter called the "Grantor"), and RONALD (D.) DOUGLAS JENSEN, CELIA D. JENSEN as Trustee(s) of the RONALD DOUGLAS JENSEN and CELIA D. JENSEN FAMILY TRUST, created under the Trust agreement dated the 17<sup>th</sup> day of November, 2021, hereinafter called the "Trustee(s)," whose address is:

596 W 2200 NORTH, LEHI, UTAH 84043

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grants, bargains, sells and conveys unto the Trustees also known as the Grantees, its successors and assigns, the following parcels of land situated in UTAH COUNTY, state of UTAH, more particularly described in Exhibit "A", attached hereto and made a part thereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, and every right, title or interest, legal or equitable, of the Grantor, of, in and to the same.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, and to their proper use, benefit and behoove forever.

Full power and authority is granted by this Deed to the Grantee, its successors and assigns, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property or any part of it.

In no case shall any party dealing with the Grantee, its successors and assigns, in relation to the real estate be obliged: (a) to see to the application of any funds paid or advanced on the premises; (b) to see that the terms of the trust agreement have been complied with; (c) to inquire into the necessity or expediency of any act of the Grantee; or (d) to inquire into the terms of the trust agreement.

Every deed or other instrument executed by the Grantee, its successors and assigns, in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under such instrument that: (a) at the time of its delivery the trust agreement was in full force and effect; (b) the instrument was executed in accordance with the terms, conditions and limitations contained in the trust agreement and is binding upon all beneficiaries under the trust agreement; (c) the Grantee was duly authorized and empowered to execute and deliver every such instrument; and (d) if the instrument is executed by a successor or successors in trust, the successor or successors in trust have been appointed properly and vested with all the title, estate, rights, powers, duties and obligations of the predecessor or predecessors in trust.

Any contract, obligations or indebtedness incurred or entered into by the Grantee, its successors and assigns, in connection with the real estate may be entered into as the trustee of an express trust and not individually. The Grantee, its successors and assigns, shall have no obligation

*Lot 2, Plat A Country Manor Estates Subdivision  
596 W 2200 N, Lehi UT 84043*

whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possessions of the Grantee, its successors and assigns shall be applicable to its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of the beneficiaries under the said trust agreement shall be deemed personal property only.

This conveyance is made for the purpose of conveying the property herein described to a trust established by the Grantor. The sole consideration for this Deed is \$10.00. Grantor shall pay all mortgages, if any, now encumbering the property conveyed hereby, and shall be and remain solely responsible therefor. This undertaking is solely for the benefit of the Grantee, its successors and assigns, and not for the benefit of any third parties.

IN WITNESS HERE OF, the Grantor has set his hand this 17 day of May, 2022.

Ronald D Jensen  
RONALD D. JENSEN (Signature)  
Grantor

IN ACKNOWLEDGMENT, the Co-Trustees of the Family Trust:

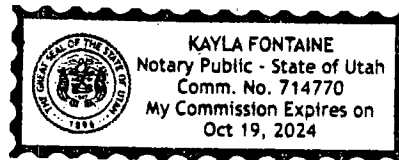
Ronald Douglas Jensen  
RONALD DOUGLAS JENSEN (Signature)  
Co-Trustee

Celia D. Jensen  
CELIA D. JENSEN (Signature)  
Co-Trustee

STATE OF UTAH )  
  : ss.  
UTAH COUNTY )

On the 17<sup>th</sup> day of MAY, 2022, personally appeared before me RONALD (D.) DOUGLAS JENSEN and CELIA D. JENSEN, the signers of the above instrument, who duly acknowledge to me that they executed the same.

Kayla Fontaine  
NOTARY PUBLIC



seal