

Recorded at Request of \_\_\_\_\_  
 at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_  
 by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_  
 Mail tax notice to \_\_\_\_\_ Address \_\_\_\_\_

# QUIT-CLAIM DEED

HOWARD D. COTTAM AND VALERIE W. COTTAM, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

of ST. GEORGE, County of WASHINGTON, State of Utah, hereby  
**QUIT-CLAIM** to  
 HOWARD D. COTTAM AND VALORIE W. COTTAM, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

of ST. GEORGE UTAH, grantee  
 TEN DOLLARS FOR ALL GOOD AND VALUABLE CONSIDERATION for the sum of  
 the following described tract of land in WASHINGTON DOLLARS,  
 State of Utah: County,

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

WITNESS the hand of said grantor, this SIXTEENTH day of  
 SEPTEMBER, A. D. one thousand nine hundred and NINETY EIGHT

Signed in the presence of  
 \_\_\_\_\_ HOWARD D. COTTAM  
 \_\_\_\_\_ VALERIE W. COTTAM

STATE OF UTAH, } ss.  
 County of WASHINGTON }  
 On the SIXTEENTH day of SEPTEMBER A. D. one  
 thousand nine hundred and NINETY-EIGHT personally appeared before me  
 HOWARD D. AND VALORIE W. COTTAM

the signer of the foregoing instrument, who duly acknowledge to me that they executed the same.



Kim Inlay Notary Public.  
 Address: St George Utah

Exhibit "A"

Beginning at a point North 1104.04 feet along the Section line and West 1820.32 feet from the East 1/4 Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 31°00' West 301.73 feet; thence North 41°15'45" East 62.40 feet; thence South 66°00' East 138.68 feet; thence South 41°15'45" West 104.46 feet; thence South 48°44'15" East 100.00 feet; thence North 41°15'45" East 135.53 feet; thence South 51°11' East 55.00 feet; thence South 41°15'45" West 228.90 feet to the point of beginning.

TOGETHER WITH a 20.00 foot right of way the center line of which is described as follows:

Beginning at a point North 1417.45 feet along the Section line and West 1927.67 feet from the East 1/4 Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 66°00' East 241.59 feet; thence South 51°11' East 203.73 feet; thence South 76°30' East 60.00 feet; thence North 88°00' East 160.00 feet, more or less, to the center of an existing roadway.

94

00901022 Bk 1671 Pg 1261  
RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
2004 SEP 17 12:53 PM FEE \$14.00 BY CDH  
FOR: SOUTHERN UTAH TITLE CO

**WHEN RECORDED MAIL DEED AND TAX NOTICE TO:**

HOWARD D. COTTAM  
1790 SOUTH RIVER ROAD  
ST. GEORGE, UTAH 84790

Order No. 118864  
Tax Serial No.

Space Above This Line for Recorder's Use

**WARRANTY DEED**

aka Valorie Cottam

HOWARD COTTAM AND

HOWARD D. COTTAM and VALORIE<sup>w</sup> COTTAM/ who also appears of record as VALERIE W. COTTAM,  
grantor(s), of St. George, County of Washington, State of Utah, hereby

**CONVEY and WARRANT to**

HOWARD D. COTTAM and VALORIE W. COTTAM, Husband and Wife, as Joint Tenants with Full Rights of  
Survivorship, grantee(s) of St. George, County of Washington, State of Utah, for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land in WASHINGTON County, State of UTAH:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

TOGETHER WITH all improvements and appurtenances thereunto belonging.

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

WITNESS the hand(s) of said grantor(s), this 16 of September, A. D. 2004.

\_\_\_\_\_  
\_\_\_\_\_

*Howard Cottam*  
\_\_\_\_\_

HOWARD D. COTTAM

*Valorie W. Cottam*  
\_\_\_\_\_

VALORIE<sup>w</sup> COTTAM

**NOTARY**

STATE OF UTAH

County of Washington

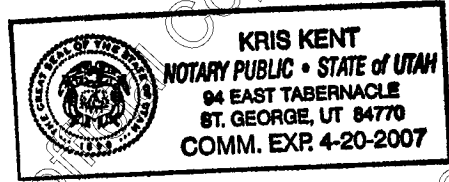
On the 16 day of September, A. D. 2004 personally appeared before me, HOWARD D. COTTAM  
and VALORIE COTTAM,, the signer(s) of the within instrument, who duly acknowledge to me that they  
executed the same.

*[Signature]*  
\_\_\_\_\_

, Notary Public

My Commission Expires: 4/20/07

Notary Public residing at:  
St George UT 84770



File No. 118864

This Legal description is attached to that certain Warranty Deed, dated September 15, 2004, in favor of HOWARD D. COTTAM and VALORIE W. COTTAM.

**EXHIBIT "A" - LEGAL DESCRIPTION****PROOFREAD □ PARCEL 1:**

Beginning at a point North 1310.58 feet along the Section line and West 1712.22 feet from the East Quarter Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence North 66°00' West 104.72 feet; thence South 41°15'45" West 104.46 feet; thence South 48°44'15" East 100.00 feet; thence North 41°15'45" East 135.53 feet to the point of beginning.

**PARCEL 2:**

Beginning at the most Westerly corner of Howard Cottam property previously conveyed under Warranty Deed recorded in Book 305, Page 486 and filed in the Office of the Washington County Recorder, said point being North 0°12'45" West 1355.35 feet along the Section line and West 1975.74 feet from the East Quarter Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian; and running thence North 41°03' East 108.405 feet along the West line of said Warranty Deed to a point in the center line of an irrigation ditch; thence North 59°54'30" West 29.20 feet along said center line of ditch; thence North 51°23' West 119.89 feet along said center line of ditch; thence South 41°03' West 185.39 feet to a point on the Northerly line of EAGLE'S LANDING NO. 1-B SUBDIVISION; thence South 24°55'01" East 162.545 feet along said Northerly line of subdivision; thence North 41°03' East 153.83 feet to the point of beginning.

**PARCEL 3:**

A 20.00 foot road right-of-way, as created by Instrument recorded April 16, 1987, as Entry No. 313573, in Book 449, at Page 25, Official Washington County Records, the center line of which is described as follows:

Beginning at a point North 1417.45 feet along the Section line and West 1927.67 feet from the East Quarter Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 66°00' East 241.59 feet; thence South 51°11' East 203.73 feet; thence South 76°30' East 60.00 feet; thence North 88°00' East 160.00 feet, more or less, to the center of an existing roadway.

\* \* \*

V.W.C.  
H.D.C.



**WHEN RECORDED MAIL TO:**

JAMES E. COTTAM and LINDA H. COTTAM, Trustees  
1796 South River Road  
St George, UT 84790

**WARRANTY DEED**

JAMES E. COTTAM and LINDA COTTAM, Husband and Wife as Joint Tenants, of St. George, County of Washington, State of Utah, as GRANTORS, hereby

**CONVEY AND WARRANT to**

JAMES E. COTTAM and LINDA H. COTTAM, Trustees of the JIM & LINDA COTTAM FAMILY TRUST, dated May 14, 2012, as GRANTEES, of 1796 South River Road, St. George, UT 84790, for the sum of Ten and NO/100 (\$10.00) dollars, and other good and valuable consideration, the following described real property located in Washington County, State of Utah:

See Attached Exhibit "A" for legal description.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

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

WITNESS the hands of said GRANTORS this 14th day of May, 2012.

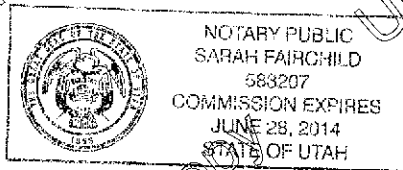
JAMES E. COTTAM

LINDA COTTAM

STATE OF UTAH

COUNTY OF WASHINGTON )  
Ass.

On this 14th day of May, 2012, personally appeared before me JAMES E. COTTAM and LINDA COTTAM, the signers of the foregoing WARRANTY DEED, who duly acknowledged to me that they executed the same.



Notary Public

**EXHIBIT "A"**

An Undivided One-Third (1/3) interest in and to the following:

A 20.00 foot road way the center line of which is described as follows:

Beginning at a point North 1417.45 feet along the Section line and West 1927.67 feet from the East 1/4 Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 66°00' East 241.59 feet, thence South 51°11' East 203.73 feet, thence South 76°30' East 60.00 feet, thence North 88° East 160.00 feet, more or less, to the center of an existing roadway.

TAX ID#: SG-5-3-5-1310

Affidavit & Death Certificate Page 1 of 4  
Russell Shirts Washington County Recorder  
09/18/2017 11:34:43 AM Fee \$16.00 By  
INFINITY TITLE INSURANCE AGENCY LLC

**When Recorded Mail to:**

JAMES E. COTTAM  
1796 S RIVER ROAD  
ST. GEORGE, UT 84790

**AFFIDAVIT  
DEATH OF TRUSTEE**

I/We, **JAMES E. COTTAM**, being of legal age, and being first duly sworn, depose and sayeth:

This affidavit is given to evidence the death of **LINDA H. COTTAM, TRUSTEE OF THE JIM & LINDA COTTAM FAMILY TRUST, DATED MAY 14, 2012**, and to establish **JAMES E. COTTAM**, as Successor Trustees of said Trust.

The undersigned hereby certifies that the **LINDA H. COTTAM**, listed as **TRUSTEE OF THE JIM & LINDA COTTAM FAMILY TRUST, DATED MAY 14, 2012** is one and the same person as **LINDA GAIL HARPER COTTAM**, as listed as decedent on the attached certified Certificate of Death.

And by virtue of the death certificate for **LINDA GAIL HARPER COTTAM** heretofore recorded and said Declaration of Trust, I/We do hereby declare that the conditions for successor Trustee appointment have been met and that pursuant to said Declaration of Trust, that **JAMES E. COTTAM** is now authorized as Successor Trustees of said Trust to convey any assets of the Trust, particularly the property located at:

**SEE ATTACHED "EXHIBIT A"**

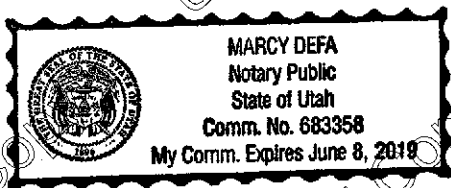
ACCOMODATION RECORDING ONLY. INFINITY TITLE, A UTAH TITLE INSURANCE AGENCY, MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, OR DOES IT ASSUME ANY RESPONSIBILTY FOR VALIDITY, SUFFICIENCY OR EFFECTS OF DOCUMENT.

DATED THIS 18 day of SEPTEMBER, 2017.

*James E. Cottam*  
\_\_\_\_\_  
JAMES E. COTTAM

State of UTAH }  
  } ss:  
County of WASHINGTON }

On the 18 day of SEPTEMBER, 2017, personally appeared before me **JAMES E. COTTAM**, the signor of the above instrument who duly acknowledged to me that they executed the same, by authority of said Trust.



*Marcy Defa*  
\_\_\_\_\_  
Notary Public  
Commission Expires 6-8-19



**EXHIBIT "A"**

An Undivided One-Third (1/3) interest in and to the following:

A 20.00 foot road way the center line of which is described as follows:

Beginning at a point North 1417.45 feet along the Section line and West 1927.67 feet from the East 1/4 Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 66°00' East 241.59 feet, thence South 51°11' East 203.73 feet, thence South 76°30' East 60.00 feet, thence North 88° East 160.00 feet, more or less, to the center of an existing roadway.

TAX ID#: SG-5-3-5-1310

**STATE OF UTAH**  
**CERTIFICATION OF VITAL RECORD**

**CERTIFICATE OF DEATH**

State File Number: 2015016295

**Linda Gail Harper Cottam**

**DECEDENT INFORMATION**

Date of Death: December 2, 2015  
City of Death: St George  
Age: 68  
Place of Birth: St George, Utah  
Armed Services: No  
Spouse's Name: James Edward Cottam  
Industry/Business: Medical  
Residence: St George, Utah  
Parent or Mother: Barbra LaFever  
Facility or Address: Dixie Regional Medical Center

Time of Death: 08:15  
County of Death: Washington  
Date of Birth: May 8, 1947  
Sex: Female  
Marital Status: Married  
Usual Occupation: Medical Secretary  
Education: Associate Degree  
Parent or Father: Robert Earl Harper  
Facility Type: Hospital Inpatient

**INFORMANT INFORMATION**

Name: James Edward Cottam Relationship: Husband  
Mailing Address: 824 Saratoga Drive, St George, Utah 84790

**DISPOSITION INFORMATION**

Method of Disposition: Cremation  
Place of Disposition: Options Cremation Services, Hurricane, Utah  
Date of Disposition: December 4, 2015

**FUNERAL HOME INFORMATION**

Funeral Home: Spilsbury Mortuary  
Address: 110 South Bluff, St George, Utah 84770  
Funeral Director: Edward A Spilsbury

**MEDICAL CERTIFICATION**

Medical Professional: Bryce L. Ferguson, 1380 E. Medical Center Dr, St George, Utah 84790

**CAUSE OF DEATH**

Hypertajemia [Onset: 1 Day]  
Due to (or as a consequence of): Overwhelming Acidosis [Onset: 1 Day]  
Due to (or as a consequence of): End Stage Renal Failure  
Tobacco Use: Did not Contribute  
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

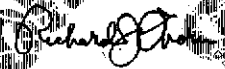
Date Registered: December 3, 2015

Date Issued: September 8, 2017

**AMENDMENT HISTORY**

- 12/03/2015 Father First Name from Jack to Robert
- 12/03/2015 Mother Maiden Name from LaFever to LaFevre
- 12/03/2015 Mother First Name from Barbara to Barbra

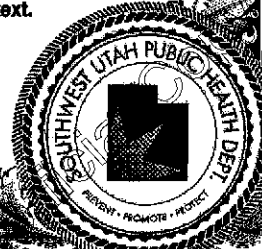
This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics. Security features of this official document include: High Resolution, Barcode, V & R images in top cycloids, and microtext. This document displays the date, seal, and signature of the Utah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

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



065462510

  
David W. Blodgett, MD  
Director/Health Officer



Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
08/12/2014 03:00:23 PM Fee \$13.00 By FIRST  
AMERICAN - ST. GEORGE MAIN

Recording Requested by:  
First American Title Company, LLC  
555 South Bluff Street, Ste. 100  
St. George, UT 84770  
(435)673-5491

AFTER RECORDING RETURN TO:  
Howard D. Cottam and Valerie W. Cottam  
1790 South River Road  
St. George, UT 84790

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

**WARRANTY DEED**

Escrow No. **363-5653471 (NO)**  
A.P.N.: **SG-5-3-5-13011**

**Colter Cottam and Aimee Cottam**, Grantor, of **Washington, Washington** County, State of **Utah**, hereby CONVEY AND WARRANT to

**Howard D. Cottam and Valerie W. Cottam**, husband and wife as joint tenants, Grantee, of **St. George, Washington** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

**BEGINNING AT A POINT NORTH 01°00'47" EAST 1,310.58 FEET ALONG THE SECTION LINE AND NORTH 88°59'13" WEST 1,712.22 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 64°59'13" WEST 104.72 FEET; THENCE SOUTH 42°16'32" WEST 111.64 FEET; THENCE SOUTH 47°43'27" EAST 100.00 FEET; THENCE NORTH 42°16'32" EAST 142.72 FEET TO THE POINT OF BEGINNING.**

**A 20.00 FOOT ROAD RIGHT-OF-WAY, AS CREATED BY INSTRUMENT RECORDED APRIL 16, 1987, AS ENTRY NO. 00313573, IN BOOK 449, AT PAGE(S) 25, OFFICIAL WASHINGTON COUNTY RECORDS, AND SURVEYED DECEMBER 08, 2010, BY MCNEIL ENGINEERING, OF WHICH THE SURVEYED MEASUREMENTS OF THE CENTERLINE ARE DESCRIBED AS FOLLOWS:**

**BEGINNING NORTH 01°00'47" EAST 1,417.45 FEET ALONG THE SECTION LINE AND NORTH 88°59'13" WEST 1,927.67 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 64°59'13" EAST 241.59 FEET; THENCE SOUTH 50°10'13" EAST 203.73 FEET; THENCE SOUTH 75°29'13" EAST 60.00 FEET; THENCE NORTH 88°58'11" EAST 126.20 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVER ROAD.**

*CHC*  
*AWC*

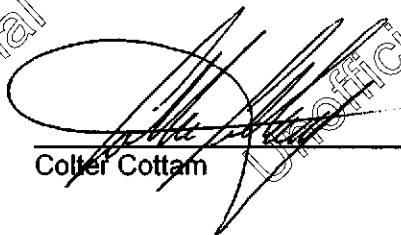
A.P.N.: **SG-5-3-5-13011**

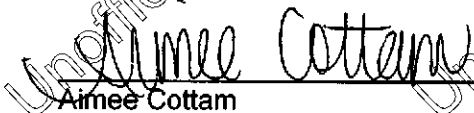
Warranty Deed - continued

File No.: **363-5653471 (NO)**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2014** and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 12, 2014**.

  
\_\_\_\_\_  
Colter Cottam

  
\_\_\_\_\_  
Aimee Cottam

STATE OF

Utah )  
Washington )ss.


County of

On August 12, 2014, before me, the undersigned Notary Public, personally appeared **Colter Cottam and Aimee Cottam**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

2/8/2018

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



Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
09/18/2017 11:34:43 AM Fee \$14.00 By  
INFINITY TITLE INSURANCE AGENCY LLC

**WHEN RECORDED MAIL TO**

JAMES E. COTTAM  
1796 S RIVER ROAD  
ST. GEORGE, UT 84790

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**WARRANTY DEED**

**CHRIS BIGLER, SUCCESSOR TRUSTEE OF THE EDWARD COTTAM AND DIXIE S. COTTAM FAMILY LIVING TRUST, UNDER AGREEMENT DATED SEPTEMBER 20, 2004**, grantor(s) of Washington County and State of Utah, hereby CONVEY(S) AND WARRANTS to:

**JAMES E. COTTAM, TRUSTEE OF THE JIM & LINDA COTTAM FAMILY TRUST, DATED MAY 14, 2012**, grantee(s) of Washington County and State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Washington County and State of Utah:

**SEE EXHIBIT "A"**

**Tax Parcel No: SG-5-3-5-1310**

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, rights of way, and reservations of record and those enforceable in law and equity and general property taxes for the year 2017 and thereafter.

**WITNESS** the hand(s) of said grantor(s), this 5 day of SEPTEMBER, 2017

EDWARD COTTAM AND DIXIE S. COTTAM  
FAMILY LIVING TRUST, UNDER  
AGREEMENT DATED SEPTEMBER 20,  
2004

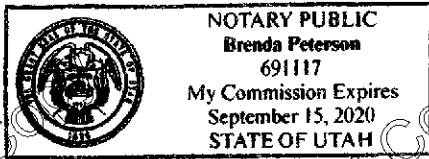
  
CHRIS BIGLER, SUCCESSOR TRUSTEE

ACCOMODATION RECORDING ONLY. INFINITY  
TITLE, A UTAH TITLE INSURANCE  
AGENCY, MAKES NO REPRESENTATION AS  
TO CONDITION OF TITLE, OR DOES IT  
ASSUME ANY RESPONSIBILTY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

On the 15 day of SEPTEMBER, 2017, personally appeared before me **CHRIS BIGLER, SUCCESSOR TRUSTEE OF THE EDWARD COTTAM AND DIXIE S. COTTAM FAMILY LIVING TRUST, UNDER AGREEMENT DATED SEPTEMBER 20, 2004**, the signer(s) of the foregoing instrument, who duly acknowledge to me that he executed the same.

Brenda Peterson  
Notary Public  
My commission expires: 9-15-20



**EXHIBIT "A"**

An Undivided One-Third (1/3) interest in and to the following:

A 20.00 foot road way the center line of which is described as follows:

Beginning at a point North 1417.45 feet along the Section line and West 1927.67 feet from the East 1/4 Corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 66°00' East 241.59 feet, thence South 51°11' East 203.73 feet, thence South 76°30' East 60.00 feet, thence North 88° East 160.00 feet, more or less, to the center of an existing roadway.

TAX ID#: SG-5-3-5-1310