

10359880  
02/28/2008 11:07 AM \$12.00  
Book - 9575 Pg - 7639-7640  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
PHILLIP J BAUM  
821 CLOVER MEADOW DR  
MURRAY UT 84123  
BY: ZJM, DEPUTY - WI 2 P.

WHEN RECORDED, MAIL TO:  
Phillip J. Baum  
821 Clover Meadow Dr.  
Murray, Utah 84123

GRANTEE'S ADDRESS IS:  
821 Clover Meadow Dr.  
Murray, Utah 84123

Parcel Number: 21-11-481—010-0000

**QUITCLAIM DEED**

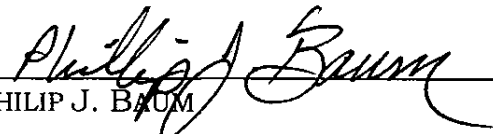
Philip J. Baum & Donna C. Baum, Grantors, of Murray, County of Salt Lake, Utah, for Ten Dollars and other good and valuable consideration, hereby Quitclaims to PHILLIP J. BAUM AND DONNA C. BAUM, Trustees, or their successors in trust as Trustees of the PHILLIP J. BAUM AND DONNA C. BAUM REVOCABLE TRUST under agreement dated October 25, 2007, all of their undivided interest in the following described tract of land in Salt Lake County, State of Utah:


BEG N 109.131 FT & W 1401.761 FT & N 8° 30" W 120.66 FT FR  
SE COR SEC 11, T 2S, R 1W, S L M; N 6° 36' 02" W 50 FT; S 86°  
38' 16" E 669.4 FT; N 88° W 666 FT; SE' LY 33.79 FT M OR L TO  
BEG 0.12 AC M OR L

TOGETHER WITH, all rights, privileges, easements, rights of way, improvements, and appurtenances thereto belonging or in anyway appertaining thereto.

SUBJECT TO current taxes, covenants, conditions, easements, restrictions, rights-of-way, and reservations of record or enforceable in law or equity.

WITNESS the hand of grantor, this 25<sup>th</sup> day of October 2007.

  
PHILIP J. BAUM

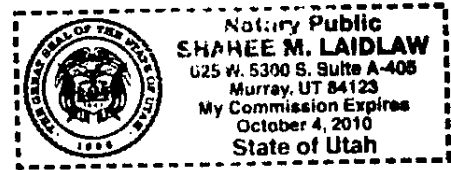
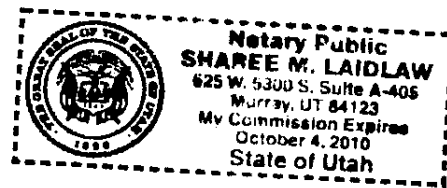
  
DONNA C. BAUM

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

On this 25<sup>th</sup> day of October 2007, before me personally appeared PHILLIP J. BAUM AND DONNA C. BAUM, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the preceding document, and acknowledged before me that they signed it voluntarily for its stated purpose.

*Sharee M. Laidlaw*  
\_\_\_\_\_  
NOTARY PUBLIC

Address: 625 W. 5300 S. #A-405  
My Commission Expires: 10/4/10



10359881  
02/28/2008 11:07 AM \$19.00  
Book - 9575 Pg - 7641-7644  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
PHILLIP J BAUM  
821 CLOVER MEADOW DR  
MURRAY UT 84123  
BY: ZJM, DEPUTY - WI 4 P.

WHEN RECORDED, MAIL TO:  
Phillip J. Baum  
821 Clover Meadow Dr.  
Murray, Utah 84123

GRANTEE'S ADDRESS IS:  
821 Clover Meadow Dr.  
Murray, Utah 84123

Parcel No.:21-11-481-011

**QUITCLAIM DEED**

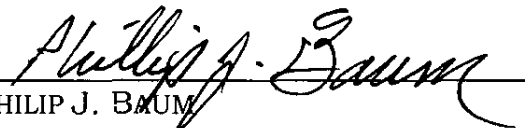
Philip J. Baum & Donna C. Baum, Grantors, of Murray, County of Salt Lake, Utah, for Ten Dollars and other good and valuable consideration, hereby Quitclaims to PHILLIP J. BAUM AND DONNA C. BAUM, Trustees, or their successors in trust as Trustees of the PHILLIP J. BAUM AND DONNA C. BAUM REVOCABLE TRUST under agreement dated October 25, 2007, all of their undivided interest in the following described tract of land in Salt Lake County, State of Utah:

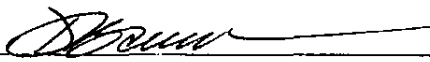
SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH, all rights, privileges, easements, rights of way, improvements, and appurtenances thereto belonging or in anyway appertaining thereto.

SUBJECT TO current taxes, covenants, conditions, easements, restrictions, rights-of-way, and reservations of record or enforceable in law or equity.

WITNESS the hand of grantor, this 25<sup>th</sup> day of October 2007.

  
PHILIP J. BAUM

  
DONNA C. BAUM

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

On this 25<sup>th</sup> day of October 2007, before me personally appeared PHILLIP J. BAUM AND DONNA C. BAUM, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the

preceding document, and acknowledged before me that they signed it voluntarily for its stated purpose.

*Sharee M. Laidlaw*

NOTARY PUBLIC

Address: 625 W. 5300 S. #A-405

My Commission Expires: 10/4/10

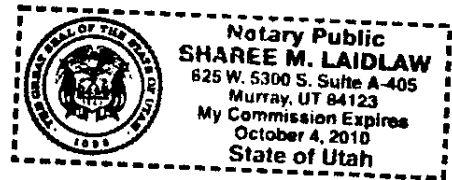


EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT NORTH 198.00 FEET AND WEST 504.90 FEET AND NORTH 34 DEGREES WEST 24.47 FEET AND NORTH 88 DEGREES WEST 354.845 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE, SOUTH 154.621 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY U.S. 0132-5, SAID POINT BEING ON THE ARC OF A 2764.8 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS NORTH 7 DEGREES 36. MINUTES 28 SECONDS WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT 190.65 FEET THROUGH A CENTRAL ANGLE OF 3 DEGREES 57 MINUTES 03 SECONDS TO A FENCE LINE; THENCE NORTH 81 DEGREES WEST 326.036 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DEEDED TO JESS A. WISSLER AND ALICE L. WISSLER IN THAT CERTAIN WARRANTY DEED, DATED JANUARY 2, 1969, AS ENTRY NO. 1969988, IN BOOK 2139, AT PAGE 358, OF OFFICIAL RECORDS; THENCE NORTH 8 DEGREES 30 MINUTES WEST 154 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID JESS A. WISSLER AND ALICE L. WISSLER PROPERTY; THENCE SOUTH 88 DEGREES EAST 528.755 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A 16 FOOT RIGHT OF WAY, THE SOUTH LINE BEING DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT NORTH 198.0 FEET; THENCE WEST 504.90 FEET; THENCE NORTH 34 DEGREES WEST 24.42 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 33 SECONDS WEST ALONG A FENCE 222.310 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 02 SECONDS WEST ALONG A FENCE LINE 136.535 FEET; THENCE SOUTH 154.621 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY U.S. 0132-5, FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF AN EXISTING COUNTY ROAD.

LESS AND EXCEPTING THE FOLLOWING 2 TRACTS OF LAND NOTED AS PARCELS A AND B:

A. BEGINNING AT THE SOUTHEAST CORNER OF LOT 309, MAJESTIC VILLAGE SUBDIVISION, PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, THENCE SOUTH 3 DEGREES 21 MINUTES 44 SECONDS WEST 15.857 FEET; THENCE NORTH 86 DEGREES 38 MINUTES 16 SECONDS WEST 531.73 FEET, MORE OR LESS, THENCE SOUTH 6

DEGREES 36 MINUTES 02 SECONDS EAST 50 FEET; THENCE NORTH 29 DEGREES WEST 66.81 FEET, MORE OR LESS; THENCE SOUTH 86 DEGREES 38 MINUTES 18 SECONDS EAST 558.773 FEET TO THE POINT OF BEGINNING.

ALSO;

B. BEGINNING NORTH 109.131 FEET AND NORTH 1401.761 FEET AND NORTH 8 DEGREES 30 MINUTES WEST 120.66 FEET FROM SOUTHEAST CORNER SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, NORTH 6 DEGREES 36 MINUTES 02 SECONDS WEST 50 FEET; SOUTH 86 DEGREES 38 MINUTES 16 SECONDS EAST 669.4 FEET; NORTH 88 DEGREES WEST 666 FEET; SOUTHEASTERLY 33.79 FEET, MORE OR LESS, TO BEGINNING.

When Recorded Mail to:  
Grantor  
821 W Clover Meadow Dr  
Murray, UT 84123

14086857 B: 11408 P: 9703 Total Pages: 3  
03/28/2023 01:27 PM By: salvorado Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MURRAY CITY  
5025 S STATE ST SALT LAKE CITY, UT 84107



When Recorded Mail to:  
Grantee  
5025 S. State Street  
Murray, UT 84107

**CERTIFICATE OF SURVIVING TRUSTEE**

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

I, Phillip J Baum, being of legal age and being first duly sworn do hereby depose and state as follows:

1. I am personally familiar with the matters set forth herein.

2. Donna C. Baum, the decedent in the attached certificate of death is the same person as Donna C. Baum named as a party in the deed to real property recorded February 28, 2008, as Salt Lake County Recorder's entry number 10359881.

3. The foregoing deed conveyed title to Philip J. Baum & Donna C. Baum, Trustees of the Philip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25, 2007, in the following real property located in Salt Lake County, Utah, described as:

BEG N 109.131 FT & W 1401.761 FT & N 8^30" W 120.66 FT FR SECOR SEC 11, T 2S, R 1W, S L M; N 6^36'02" W 50 FT; S 86^38' 16" E 669.4 FT; N 88^ W 666 FT; SE'LY 33.79 FT M OR L TO BEG0.12 AC M OR L 5670-2528 6693-2920

Tax Parcel 21-11-481-010

4. As the undersigned, Phillip J Baum, I certify under penalty of perjury that the Trust referenced above has not been revoked, modified or amended except as may be stated hereon, and that under the terms of the Trust Agreement as amended, I am the Sole Surviving Trustee upon the death of Donna C. Baum, and that as such I have all the powers of the Trustee relating to the subject property, including without limitation, the power to:

- (a) Purchase, sell, convey, transfer, lease, encumber, mortgage, manage and otherwise deal with the real property referred to above;
- (b) Make, endorse, accept, receive, sign, execute, acknowledge, and deliver deeds, with or without warranties, deeds of trust, mortgages, leases, assignments, agreements, certificates, checks, notes, bonds, vouchers, receipts, proxies, minutes, tax returns and any other instruments of writing of whatever kind pertaining to the real property described above.

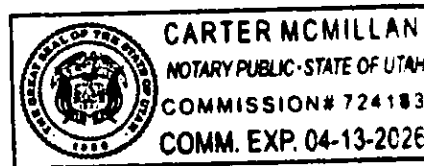
5. Third parties may rely upon the representations of this certificate and may rely on copies of this certificate.

Dated March 3, 2023

Phillip J. Baum  
Phillip J Baum, Sole Surviving Trustee of the  
Phillip J Baum & Donna C Baum Revocable Trust 10/25/2007

Subscribed and sworn to before me this 3 day of March, 2023, by Phillip J Baum, Sole Surviving Trustee of the Phillip J Baum & Donna C Baum Revocable Trust 10/25/2007

Carter McMillan  
Notary Public





STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2021019550

Donna C Baum

DECEDENT INFORMATION

Date of Death:	November 5, 2021	Time of Death:	10:30
City of Death:	Salt Lake City	County of Death:	Salt Lake
Age:	69	Date of Birth:	February 8, 1952
Place of Birth:	St Pauls, North Carolina	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Phillip J Baum	Usual Occupation:	Research
Industry/Business:	Drug Pharmacy	Education:	High School or GED
Residence:	Murray, Utah	Father's Name:	Doug K Pendrod
Mother's Name:	Lucille Guiton	Facility Type:	Hospital Inpatient
Facility or Address:	University of Utah Hospital		

INFORMANT INFORMATION

Name:	Phillip J Baum	Relationship:	Husband
Mailing Address:	821 Clover Meadow Drive, Murray, Utah 84123		

DISPOSITION INFORMATION

Method of Disposition: Donation  
Place of Disposition: University of Utah Body Donor Program, Salt Lake City, Utah  
Date of Disposition: November 5, 2021

FUNERAL HOME INFORMATION

Funeral Home: University of Utah Body Donor Program  
Address: 20 North 1900 East, Salt Lake City, Utah 84132  
Funeral Director: James W Woodward

MEDICAL CERTIFICATION

Certifying Physician: Kevin Shah MD, University of Utah Hospital, 50 N Medical Drive, Salt Lake City, Utah 84132

CAUSE OF DEATH

Heart Failure  
Due to (or as a consequence of): Stroke  
Due to (or as a consequence of): Left Ventricular Assist Device Probable Thrombosis  
Tobacco Use: Non-user  
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: December 2, 2021

Date Issued: March 2, 2023

14086857 B: 11408 P: 9705

Page 3 of 3

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: Intaglio Border, V & R images in top cycloids, and intaglio microtext. This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.

*Linda S. Wninger*

Linda S. Wninger, MSW, LCSW  
State Registrar



\* 0 6 7 0 8 1 9 0 2 \*

*Angela C. Dunn*

Angela C. Dunn, MD, MPH  
Director/Health Officer  
County/District Health Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



When Recorded Mail to:  
Grantor  
821 W Clover Meadow Dr  
Murray, UT 84123

When Recorded Mail to:  
Grantee  
5025 S. State Street  
Murray, UT 84107

**CERTIFICATE OF SURVIVING TRUSTEE**

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

I, Phillip J Baum, being of legal age and being first duly sworn do hereby depose and state as follows:

1. I am personally familiar with the matters set forth herein.

2. Donna C. Baum, the decedent in the attached certificate of death is the same person as Donna C Baum named as a party in the deed to real property recorded February 28, 2008, as Salt Lake County Recorder's entry number 10359881.

3. The foregoing deed conveyed title to Philip J. Baum & Donna C. Baum, Trustees of the Philip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25, 2007, in the following real property located in Salt Lake County, Utah, described as:

COM 198 FT N & 504.9 FT W & N 34^ W 24.47 FT & N 88^ W 354.845 FT FR SE COR SEC 11, T 2S, R 1W, SL MER, S 154.621 FT; W'LY 190.65 FT; N 81^ W 326.036 FT M OR L; N 8^30' W 154FT M OR L; S 88^ E 528.755 FT M OR L TO BEG. 2 AC. 6131-1142

Tax Parcel 21-11-481-011

4. As the undersigned, Phillip J Baum, I certify under penalty of perjury that the Trust referenced above has not been revoked, modified or amended except as may be stated hereon, and that under the terms of the Trust Agreement as amended, I am the Sole Surviving Trustee upon the death of Donna C Baum, and that as such I have all the powers of the Trustee relating to the subject property, including without limitation, the power to:

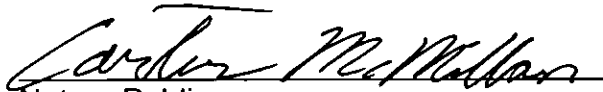
- (a) Purchase, sell, convey, transfer, lease, encumber, mortgage, manage and otherwise deal with the real property referred to above;
- (b) Make, endorse, accept, receive, sign, execute, acknowledge, and deliver deeds, with or without warranties, deeds of trust, mortgages, leases, assignments, agreements, certificates, checks, notes, bonds, vouchers, receipts, proxies, minutes, tax returns and any other instruments of writing of whatever kind pertaining to the real property described above.

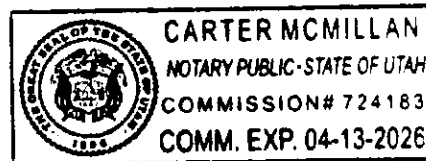
5. Third parties may rely upon the representations of this certificate and may rely on copies of this certificate.

Dated March 21, 2023

  
Phillip J Baum, Sole Surviving Trustee of the  
Phillip J Baum & Donna C Baum Revocable Trust 10/25/2007

Subscribed and sworn to before me this 21 day of March, 2023, by Phillip J Baum, Sole Surviving Trustee of the Phillip J Baum & Donna C Baum Revocable Trust 10/25/2007

  
Notary Public



STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2021019550

Donna C Baum

DECEDENT INFORMATION

Date of Death:	November 5, 2021	Time of Death:	10:30
City of Death:	Salt Lake City	County of Death:	Salt Lake
Age:	69	Date of Birth:	February 8, 1952
Place of Birth:	St Pauls, North Carolina	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Phillip J Baum	Usual Occupation:	Research
Industry/Business:	Drug Pharmacy	Education:	High School or GED
Residence:	Murray, Utah	Father's Name:	Doug K Pendrod
Mother's Name:	Lucille Gulton	Facility Type:	Hospital Inpatient
Facility or Address:	University of Utah Hospital		

INFORMANT INFORMATION

Name:	Phillip J Baum	Relationship:	Husband
Mailing Address:	821 Clover Meadow Drive, Murray, Utah 84123		

DISPOSITION INFORMATION

Method of Disposition:	Donation
Place of Disposition:	University of Utah Body Donor Program, Salt Lake City, Utah
Date of Disposition:	November 5, 2021

FUNERAL HOME INFORMATION

Funeral Home:	University of Utah Body Donor Program
Address:	20 North 1900 East, Salt Lake City, Utah 84132
Funeral Director:	James W Woodward

MEDICAL CERTIFICATION

Certifying Physician:	Kevin Shah MD, University of Utah Hospital, 50 N Medical Drive, Salt Lake City, Utah 84132
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CAUSE OF DEATH

Heart Failure  
 Due to (or as a consequence of): Stroke  
 Due to (or as a consequence of): Left Ventricular Assist Device Probable Thrombosis  
 Tobacco Use: Non-user  
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: December 2, 2021

Date Issued: March 2, 2023

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: Intaglio Border, V & R Images in top cycloids, and intaglio microtext.  
 This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.

*Linda S. Winger*  
 Linda S. Winger, MSW, LCSW  
 State Registrar  
 No. 0791



*Angela C. Dunn*  
 Angela C. Dunn, MD, MPH  
 Director/Health Officer  
 County/District Health Department

