

Send tax notice to:
Bart & Iretta Thaxton, Trustees
11864 South 1900 West
Riverton, Utah 84065

14072105 B: 11400 P: 8489 Total Pages: 1
02/14/2023 08:22 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PLAN RIGHT LAW
11075 S STATE ST STE 32ASANDY, UT 840705180

SPECIAL WARRANTY DEED

On February 13, 2023, THE GRANTORS, Bart Jewel Thaxton and Iretta June Withers Thaxton, joint tenants, of Salt Lake County, State of Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, hereby convey, transfer, sell, and warrant against all claiming by, through or under them, but not otherwise, to:

Grantees, Bart Thaxton and Iretta Thaxton, Trustees, or their Successor Trustee, as Trustees of the Bart and Iretta Thaxton Trust, dated February 13, 2023,


The following described property situated in Salt Lake County, State of Utah,

Legal Description: LOT 4, LANGFORD SUB #1, REVISED

Property Address: 11864 South 1900 West, Riverton, Utah 84065

Parcel Number: 27-27-126-007-0000

Witness the hand of said Grantors on this 13th day of February 2023,



Bart Jewel Thaxton, Grantor

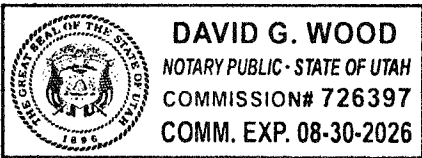

Iretta June Withers Thaxton, Grantor

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

The foregoing instrument was acknowledged before me on this 13th day of February 2023, by Bart Jewel Thaxton and Iretta June Withers Thaxton,

IN WITNESS WHEREOF I hereunto set my hand and official seal.


David G. Wood, Esq., Utah Notary: 726397
My Commission Expires On: 08/30/2026



When Recorded Mail to:
Shawna Taylor
2007 East Pine Canyon Road
Pine Canyon, UT 84074

14197260 B: 11467 P: 7903 Total Pages: 4
01/24/2024 12:08 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

AFFIDAVIT OF INCUMBENT TRUSTEE

The undersigned, Shawna Taylor, as a Trustee of the Bart and Iretta Thaxton Trust, dated February 13, 2023 (the "Trust") being of legal age and being first duly sworn on her oath does hereby depose, state and certify under penalty of perjury as follows:

1. I am personally familiar with the matters set forth herein.
2. Under the Trust, with an effective date of February 13, 2023.
3. Bart Jewel Thaxton and Iretta June Thaxton, the decedent in the attached certificates of death are the same persons as Bart Thaxton and Iretta Thaxton, named as a parties in the deed to real property recorded February 14, 2023, as Salt Lake County Recorder's Entry Number 14072105, in Book 11400, Page 8489, of official record.
4. The name in which title to trust property has or may be taken is Bart Thaxton and Iretta Thaxton, Trustees, or their Successor Trustee, as Trustees of the Bart and Iretta Thaxton Trust, dated February 13, 2023.
5. The Trust currently holds title to the below-described property, located in Salt Lake County, Utah (the "Property"):

Lot 4, Langford Subdivision No. 1, Revised, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.
Tax Parcel Number: 27-27-126-007

6. Under and pursuant to the Trust, Shawna Taylor and Boyd Thaxton are the incumbent Trustees of the Trust upon the death of Bart Thaxton and Iretta Thaxton with authority to act alone on behalf of the Trust with ALL AUTHORITY PERTAINING THERETO.

7. The Trust is revocable with the Grantor(s) of the Trust holding the power to revoke the Trust.

8. The Trustee has all of the authority and powers relating to the Property, including without limitation, the power to sell, convey, transfer, lease, encumber, purchase, mortgage, manage and otherwise deal with the Property, including but not limited to authority and power to 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 Property.

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2023020078

Bart Jewel Thaxton

DECEDENT INFORMATION

| | | | |
|----------------------|--------------------------|-------------------|------------------------------|
| Date of Death: | November 29, 2023 | Time of Death: | 17:54 |
| City of Death: | South Jordan | County of Death: | Salt Lake |
| Age: | 86 | Date of Birth: | May 22, 1937 |
| Place of Birth: | Riverton, Utah | Sex: | Male |
| Armed Services: | No | Marital Status: | Widowed |
| Spouse's Name: | | Usual Occupation: | Machinist |
| Industry/Business: | Industrial | Education: | High School or GED |
| Residence: | Riverton, Utah | Father's Name: | Jewel Thaxton |
| Mother's Name: | Louise Mary Lloyd | Facility Type: | Nursing Home/Assisted Living |
| Facility or Address: | Riverway Assisted Living | | |

INFORMANT INFORMATION

| | | | |
|------------------|--|---------------|----------|
| Name: | Shawna Taylor | Relationship: | Daughter |
| Mailing Address: | 2007 East Pine Canyon Road, Tooele, Utah 84074 | | |

DISPOSITION INFORMATION

| | |
|------------------------|--|
| Method of Disposition: | Cremation |
| Place of Disposition: | Oquirrh Cremation Center, Riverton, Utah |
| Date of Disposition: | December 8, 2023 |

FUNERAL HOME INFORMATION

| | |
|-------------------|---|
| Funeral Home: | Broomhead Funeral Home |
| Address: | 12590 South 2200 West, Riverton, Utah 84065 |
| Funeral Director: | Laura B. Procnier |

MEDICAL CERTIFICATION

| | |
|-----------------------|--|
| Certifying Physician: | Michael J. Sanderson MD, Lighten Home Health and Hospice, 8160 South Highland Drive Suite A-1, Sandy, Utah 84093 |
|-----------------------|--|

CAUSE OF DEATH

Renal Failure
 Due to (or as a consequence of): End Stage Renal Disease [Onset: 5 Years]
 Tobacco Use: Unknown if User
 Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: December 8, 2023
 Date Issued: December 11, 2023

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Linda S. Winger
 Linda S. Winger, MSW, LCSW
 State Registrar
 Rev 10/21



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



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2023016881

Iretta June Thaxton

DECEDENT INFORMATION

| | | | |
|----------------------|----------------------|-------------------|------------------------------|
| Date of Death: | October 11, 2023 | Time of Death: | 11:30 |
| City of Death: | Draper | County of Death: | Salt Lake |
| Age: | 86 | Date of Birth: | June 12, 1937 |
| Place of Birth: | Murray, Utah | Sex: | Female |
| Armed Services: | No | Marital Status: | Married |
| Spouse's Name: | Bart Jewel Thaxton | Usual Occupation: | Homemaker |
| Industry/Business: | Owri Home | Education: | High School or GED |
| Residence: | Riverton, Utah | Father's Name: | Richard Thomas Withers |
| Mother's Name: | Annie Clara Thompson | Facility Type: | Nursing Home/Assisted Living |
| Facility or Address: | Spring Gardens | | |

INFORMANT INFORMATION

| | | | |
|------------------|--|---------------|----------|
| Name: | Shawna Taylor | Relationship: | Daughter |
| Mailing Address: | 2007 East Pine Canyon Road, Tooele, Utah 84074 | | |

DISPOSITION INFORMATION

Method of Disposition: Burial
 Place of Disposition: Riverton City Cemetery, Riverton, Utah
 Date of Disposition: October 23, 2023

FUNERAL HOME INFORMATION

Funeral Home: Broomhead Funeral Home
 Address: 12590 South 2200 West, Riverton, Utah 84065
 Funeral Director: Jeffrey S Stratton

MEDICAL CERTIFICATION

Certifying Physician: Michael J Sanderson MD, Lighten Home Health and Hospice, 8160 South Highland Drive Suite A-1, Sandy, Utah 84093

CAUSE OF DEATH

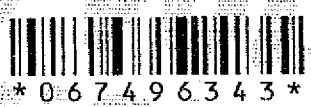
Vascular Dementia [Onset: 2 Years]
 Due to (or as a consequence of): Congestive Heart Failure [Onset: 3 Years]
 Tobacco Use: Unknown if User
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: November 1, 2023
 Date Issued: November 1, 2023

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Linda S. Winger
 Linda S. Winger, MSW, LCSW
 State Registrar
 Rev. 07/21



Angela C. Dunn
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 Director/Health Officer
 County/District Health Department

