



ENT 60379:2014 PG 1 of 1
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Aug 26 11:04 am FEE 10.00 BY SS
RECORDED FOR AUSTIN, MARC A

SEND TAX NOTICES TO:
Jan K. Pinder, Trustee
2502 Stonebury Loop Road
Springville, UT 84663

WARRANTY DEED

JAN PINDER, Grantor, of Springville, County of Utah, State of Utah, hereby conveys and warrants to JAN K. PINDER, Trustee of the JAN K. PINDER 2014 LIVING TRUST, U/A dated 8/18/2014, 2502 Stonebury Loop Road, Springville, UT 84663, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the tract of land in Utah County, State of Utah, more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Block 23, Plat B, Provo City Survey; thence East 34½ feet; thence North 12 rods; thence West 34½ feet; thence South 69 feet; thence West 11 feet; thence South 30 feet; thence West 1 foot; thence South 6 rods; thence East 12 feet to beginning.

Tax Serial No. 05:023:0005.

TOGETHER with all improvements and appurtenances thereunto belonging.

SUBJECT TO liens, easements, rights of way, restrictions and reservations appearing of record.

WITNESS, the hand of said Grantor this 18th day of August, 2014.

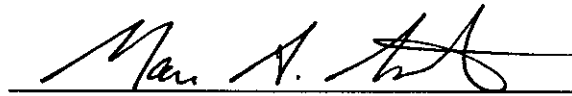


Jan Pinder

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 18th day of August, 2014, by JAN PINDER.





Notary Public

When recorded mail to:
Kevin Pinder
702 East 770 North
Lindon, UT 84042

ENT 42236:2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 26 02:21 PM FEE 40.00 BY KR
RECORDED FOR Prospect Title Insurance
ELECTRONICALLY RECORDED

Prospect #107152

**AFFIDAVIT OF SUCCESSOR TRUSTEE
UPON DEATH OF TRUSTEE**

STATE OF UTAH
COUNTY OF UTAH

Kevin Pinder, being of legal age and being first duly sworn, deposes and states as follows:

1. This Affidavit is given to evidence the death Jan K. Pinder, Trustee of the Jan K. Pinder 2014 Living Trust dated August 18, 2014 and to establish Kevin Pinder as Successor Trustee of said trust.

2. Affiant hereby certifies that Jan K. Pinder listed as Trustee of the Jan K. Pinder 2104 Living Trust dated August 18, 2014 is one and the same person as Jan Keller Pinder, Decedent, who is names in that particular Certificate of Death, State of Utah State File Number 2024006792 a certified copy of which is attached hereto and by this reference made a part hereof.

3. By virtue of said Death Certificate and the above-referenced Trust Agreement, Affiant does hereby declare that the conditions for the appointment of Successor Trustee have been met and that, pursuant to said Trust Agreement, the Affiant is now authorized as Successor Trustee to sell, convey, or otherwise distribute, encumber or manage the Trust assets. This affidavit is given with specific reference to the sale, conveyance, or other distribution form the Trust Estate of that certain real property locating in Utah County, State of Utah and more particularly described as follows:

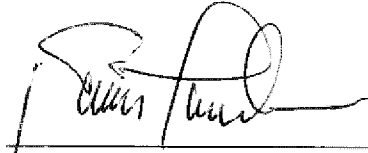
Commencing at the Southwest corner of Lot 1, Block 23, Plat B, Provo City Survey; thence East 34 1/2 feet; thence North 12 rods; thence West 34 1/2 feet; thence South 69 feet; thence West 11 feet; thence South 30 feet; thence West 1 foot; thence South 6 rods; thence East 12 feet to the point of beginning.

Tax Parcel No: 05-023-0005

Property Address: 255 East 100 South Street, Provo, UT 84606

Deed recorded to put property into trust: Entry number 60379:2014
Vesting deed Entry number: 60379:2014

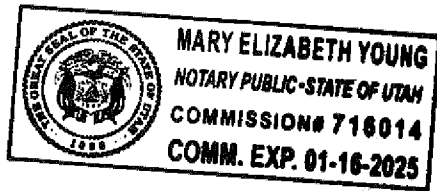
DATED this 21st day of June, 2024.

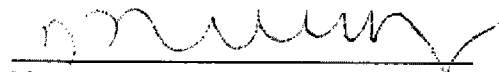


Kevin Pinder, Successor Trustee

STATE OF UTAH
COUNTY OF UTAH

On this 21st day of June, 2024, personally appeared before me Kevin Pinder Successor Trustee of the Jan K. Pinder 2014 Living Trust dated August 18, 2014 the signer of the above instrument, who duly acknowledged to me that he executed the same in accordance with the authority granted by said Trust Agreement.





Notary Public
Residing at: *Weyard*
My Commission Expires: *01-16-2025*

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

ENT 42236:2024 PG 3 of 4

CERTIFICATE OF DEATH

State File Number: 2024006792

Jan Keller Pinder

DECEDENT INFORMATION

Date of Death:	April 17, 2024	Time of Death:	09:30
City of Death:	Provo	County of Death:	Utah
Age:	84	Date of Birth:	August 1, 1939
Place of Birth:	Ogden, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:	Wayne Max Pinder Jr. (deceased)	Usual Occupation:	Bookkeeper
Industry/Business:	Finance	Education:	Associate Degree
Residence:	Provo, Utah	Father's Name:	Clarence Matthew Keller
Mother's Name:	Elaine Spackman	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Legacy Village of Provo		

INFORMANT INFORMATION

Name:	Kevin Keller Pinder	Relationship:	Son
Mailing Address:	702 East 770 North, Lindon, Utah 84042		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	East Lawn Memorial Hills, Provo, Utah
Date of Disposition:	April 22, 2024

FUNERAL HOME INFORMATION

Funeral Home:	Berg Mortuary of Provo
Address:	PO Box 1468, 185 East Center Street, Provo, Utah 84603
Funeral Director:	Randy Miller

MEDICAL CERTIFICATION

Certifying Physician:	Holly L Carter APRN, Zeal Medical, 545 W 800 S, Genola, Utah 84655
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CAUSE OF DEATH

Sepsis [Onset: 2 Weeks]
Due to (or as a consequence of): Urinary tract infection
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: April 19, 2024

Date Issued: April 19, 2024

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
Rev. 10/20



Eric S. Edwards

Eric S. Edwards, MPA, MCHES
Executive Director
Utah County Health Department

Utah County
HEART OF UTAH
Health Department



Office of Vital Records and Statistics
Affidavit to amend a record

Corrections to a vital record may be made by affidavit but an item on a birth record may be corrected by affidavit only once. A court order is required for gender or name changes after the age of one year. This form is not used with a court order. A court order is necessary to make any corrections to a Delayed Birth Certificate. This affidavit cannot be used to correct medical information. Many changes, including marital status, require more information; visit our website or contact our office. Please return any copies of the certificate with this completed affidavit and all supporting documentation. If corrected certificates are reissued within 90 days of issuance, the new certificate fee will be waived but affidavit fees may still apply. This affidavit may be mailed with the correct fees, proof of ID, and application for a new certificate.



online instructions

Mailing Address: Office of Vital Records and Statistics PO Box 141012 Salt Lake City, UT 84114-1012

Contact Info: <https://vitalrecords.utah.gov> 801-538-6105 vrequest@utah.gov

Affidavit Instructions: Please print or type. **Items 1-6:** Enter the facts as reported on the current vital record. **Item 7:** Enter the item number from items 1-6 that will be changed, if applicable. **Item 8a:** Enter the information as stated on the original record. **Item 8b:** Enter the correct information as it should be stated. **Item 9:** Enter the reason the change is necessary. **Item 10:** Enter the proofs used to support the change. The proofs must match the asserted fact(s) exactly. Proofs must be submitted with the affidavit. **Items 11-22:** Enter witness information.

Witnesses for Birth Certificate: If the person listed on the record is under 18 years of age, both parents of record MUST sign the affidavit. If only one parent is listed, the second witness MUST be an immediate family member of the listed parent. If the person listed on the record is 18 years of age or older, he/she MUST sign as one of the witnesses. The second witness MUST be their immediate family member.

Witnesses for Death Certificate: The informant and an immediate family member, or two immediate family members, must sign as a witness. If adding a spouse, the spouse must sign as a witness. If no immediate family, a person who is knowledgeable of the facts may sign.

Birth Death Stillbirth State file number: _____

Information as reported on the record	1a. First name		1b. Middle name		1c. Last name	
	2. Sex	3. Date of event		4. Place of occurrence (City and County)		
	5. Name of parent 1 (Maiden name if applicable)			6. Name of parent 2 (Maiden name if applicable)		
Statement of amendments	7. Item no.	8a. Facts exactly as on original record			8b. Correct Information	
Why the change is needed	9					
Documents used	10					
Oath of first witness	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.					Subscribed to and Sworn to before me this ___ day of ___ 20__
	11a. Signature of witness (Must sign in front of notary)			11b. Printed name of witness		State _____ County _____
	12. Date signed	13. Age of witness	14. Telephone number		15. Relationship to 1a.	
	16. Address of witness					Notary signature _____
Oath of second witness	I hereby certify under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.					Subscribed to and sworn to before me this ___ day of ___ 20__
	17a. Signature of witness (Must sign in front of notary)			17b. Printed name of witness		State _____ County _____
	18. Date signed	19. Age of witness	20. Telephone number		21. Relationship to 1a.	
	22. Address of witness					Notary signature _____

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