

WHEN RECORDED, MAIL TO:
M. Sean Sullivan, Esq.
BRINDLEY SULLIVAN, PLLC
50 E. 100 S., Ste. 302
St. George, Utah 84770

14181895 B: 11459 P: 9719 Total Pages: 1
12/05/2023 02:43 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: M. SEAN SULLIVAN
50 E 100 S STE 302ST. GEORGE, UT 84770



MAIL TAX NOTICE TO:
804 W. Susquehanna Dr.
Salt Lake City, UT 84123

Tax I.D. No. 21-14-429-007-0000

SPECIAL WARRANTY DEED

RUTH B. LEMON, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under him to RUTH B. LEMON, TRUSTEE OF THE RUTH B. LEMON REVOCABLE TRUST, under agreement dated November 26, 2023, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property in Salt Lake County, State of Utah:

Lot 21, MURRAY OAKS SUBDIVISION, 5901-0200

TOGETHER WITH all improvements and appurtenances thereunto belonging.

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

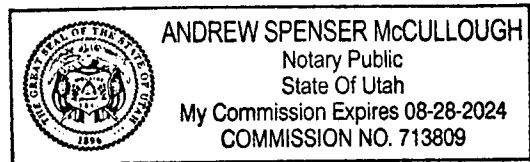
WITNESS the hand of Grantor, this 26th day of November, 2023.

RUTH B. LEMON

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

The foregoing instrument was acknowledged before me this 26th day of November, 2023, by RUTH B. LEMON.

NOTARY PUBLIC



V.

14268857 B: 11507 P: 2216 Total Pages: 2
07/26/2024 11:42 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BRINDLEY SULLIVAN
50 EAST 100 SOUTH SUITE 302 SAINT GEORGE, UT 84770

WHEN RECORDED, MAIL TO:
M. Sean Sullivan, Esq.
BRINDLEY SULLIVAN, PLLC
50 E. 100 S., Ste. 302
St. George, Utah 84770



SEND TAX NOTICE TO:
Judy Lynn Nelson, Trustee
3395 E. Blackbrush Dr.
St. George, Utah 84790

Tax ID No. 21-14-429-007-0000

AFFIDAVIT OF SUCCESSOR TRUSTEE
RE: RESIGNATION OF TRUSTEE

STATE OF UTAH)
COUNTY OF Washington)ss.

I, JUDY LYNN NELSON, the successor Trustee of the RUTH B. LEMON REVOCABLE TRUST, under agreement dated November 26, 2023 (the "Trust"), of legal age, being first duly sworn, declare the following.

1. RUTH B. LEMON has submitted her resignation as the Trustee of the Trust. RUTH B. LEMON is the same person as RUTH B. LEMON, Trustee of the RUTH B. LEMON REVOCABLE TRUST, under agreement dated November 26, 2023, named as the grantee in that certain Special Warranty Deed dated November 26, 2023 executed by Ruth B. Lemon as Grantor, recorded as Document No. 14181895, on December 5, 2023

2. The real property subject to this Affidavit is located in Salt Lake County, state of Utah:

Lot 21, MURRAY OAKS SUBDIVISION, 5901-0200

TOGETHER WITH all improvements and appurtenances thereunto belonging.

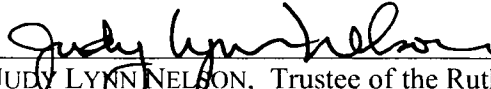
SUBJECT TO easements, restrictions, reservations, and rights of way currently appearing of record and enforceable in law and equity.

3. All of the conditions to appoint me as the successor sole Trustee under the Trust have been met.

4. I now have full authority to act as sole Trustee in all respects, including all powers granted Trustees under Utah Code Annotated §§75-7-813 and 75-7-814.

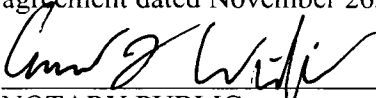
5. The Trust is in full force and effect.

Dated this ~~9th~~ ^{July} day of ~~June~~, 2024.



JUDY LYNN NELSON, Trustee of the Ruth
B. Lemon Revocable Trust, u/a/d November
26, 2023

SUBSCRIBED AND SWORN TO before me on this ~~9th~~ ^{July} day of ~~June~~, 2024, by
JUDY LYNN NELSON, Trustee of the RUTH B. LEMON REVOCABLE TRUST, under
agreement dated November 26, 2023.



NOTARY PUBLIC

