

11585534  
2/27/2013 1:58:00 PM \$14.00  
Book - 10111 Pg - 9694-9695  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Company, LLC  
1111 East Draper Parkway, Ste 104  
Draper, UT 84020  
(801)576-8400

AFTER RECORDING RETURN TO:  
Lance E. Feil and Carol S. Sullivan  
1188 East Stratford Avenue  
Salt Lake City, UT 84106

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

## WARRANTY DEED      RESPA

Escrow No. **390-5534019 (JS)**  
A.P.N.: **16-20-437-007-0000**

**Lance E. Feil and Carol S. Sullivan**, Grantor, of **Salt Lake City, Salt Lake County, State of Utah**, hereby CONVEY AND WARRANT to

**Carol S. Sullivan and Lance E. Feil as Trustees for The Feil/Sullivan Living Family Trust dated March 27, 2001**, Grantee, of **Salt Lake City, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

**LOTS 36 AND 37, BLOCK 2, HIGHLAND PARK PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.**

**TOGETHER WITH 1/2 VACATED ALLEY ABUTTING IN THE SOUTH.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2012** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 22, 2013**.



Lance E. Feil



Carol S. Sullivan

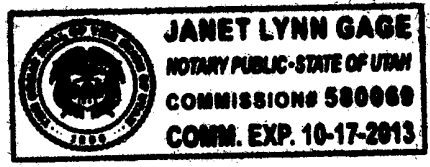
STATE OF Utah )  
 )Ss.

COUNTY OF Washington

On Feb 22, 2013, personally appeared before me, **Lance E. Feil and Carol S. Sullivan**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

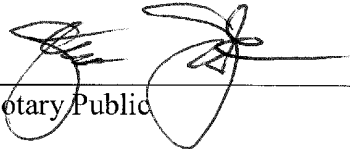
Janet Lynn Gage  
Notary Public  
Janet Lynn Gage  
(Printed Name)  
My Commission expires: 10/17/13

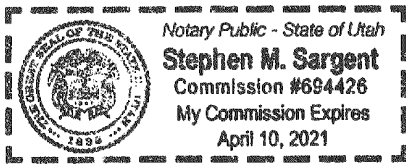
{Seal or Stamp}





On the 31 day of May, 2019, before me, the undersigned, a notary public, personally appeared Carol S. Sullivan, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



**EXHIBIT A**

Certificate of Death

*[See document attached hereto]*

STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

BK 10787 PG 8779

CERTIFICATE OF DEATH

State File Number: 2016010535

Lance E Feil

DECEDENT INFORMATION

Date of Death:	July 21, 2016	Time of Death:	12:00
City of Death:	Salt Lake City	County of Death:	Salt Lake
Age:	75	Date of Birth:	July 5, 1941
Place of Birth:	Sacramento, California	Sex:	Male
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Carol S Sullivan	Usual Occupation:	Insurance Examiner
Industry/Business:	State of California	Education:	Some College but No Degree
Residence:	Salt Lake City, Utah	Parent or Father:	Lesley Feil
Parent or Mother:	Neta Davies	Facility Type:	Home
Facility or Address:	1188 E Stratford Avenue		

INFORMANT INFORMATION

Name:	Carol S Sullivan	Relationship:	Wife
Mailing Address:	1188 E Stratford Avenue, Salt Lake City, Utah 84106		

DISPOSITION INFORMATION

Method of Disposition:	Cremation
Place of Disposition:	Alternative Society of Utah Mortuary Crematorium, Lindon, Utah
Date of Disposition:	July 27, 2016

FUNERAL HOME INFORMATION

Funeral Home:	Serenity Funeral Home
Address:	12278 South Lone Peak Parkway, Suite #103, Draper, Utah 84020
Funeral Director:	Morgan R Sulz

MEDICAL CERTIFICATION

Medical Professional:	David A Valenti MD, Hearts for Hospice, 141 East 5600 South Suite 110, Murray, Utah 84107
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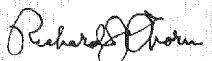
CAUSE OF DEATH

Amyotrophic Lateral Sclerosis  
Tobacco Use: Unknown if User  
Medical Examiner Contacted: Yes    Autopsy Performed: No    Manner of Death: Natural

Date Registered: July 22, 2016


Date Issued: July 22, 2016

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 Border, 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



065233024

  
Gary L. Edwards  
Director/Health Officer  
County/District Health  
Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

**EXHIBIT B**

Relevant Pages of the Amended Trust Agreement

*[See pages attached hereto]*

**AMENDMENT AND RESTATEMENT**  
**OF**  
**THE FEIL-SULLIVAN LIVING FAMILY TRUST**

*(October 2, 2015)*

THIS AMENDMENT AND RESTATEMENT OF THE FEIL-SULLIVAN LIVING FAMILY TRUST (this "agreement"), dated this 2<sup>nd</sup> day of October, 2015, is between LANCE E. FEIL and CAROL S. SULLIVAN, husband and wife, as grantors (referred to in the first person plural), and LANCE E. FEIL and CAROL S. SULLIVAN, as trustees (referred to collectively as the "trustees").

**Recitals**

- A. By trust agreement dated March 27, 2001 (the "Trust Agreement"), we established The Feil-Sullivan Living Family Trust (the "Trust").
- B. Under Article 2.2 of the Trust Agreement, we expressly reserved the power to amend any terms of the Trust Agreement, in whole or in part.
- C. We now desire to exercise our reserved amendment power by amending the Trust Agreement in its entirety.

**Amendment**

THEREFORE, the Trust Agreement is hereby amended and restated to read in its entirety as follows:

**ARTICLE 1: GOVERNANCE OF TRUST**

1.01 **Trust Estate.** The trust estate is presently composed of the property described in the trust's books of account. The trustees shall administer and distribute such property in accordance with the provisions of this agreement.

1.02 **Additions to Trust.** At any time either of us may transfer additional property to the trustees for administration and distribution in accordance with the provisions of this agreement.

1.03 **Character of Property Composing Trust Estate.** The property comprising the initial trust estate and any additional property we may transfer to the trustees for addition to the trust estate while we are both living shall be characterized as follows:



## ARTICLE 5: TRUSTEES

### 5.01 Appointment and Succession.

(a) Appointment of Trustees. Unless we otherwise direct by signed notice filed in the trust records during our joint lives, the following persons shall act as trustees of the trusts governed by this agreement:

(1) If either of us ceases to serve as a trustee of The Feil-Sullivan Living Family Trust, the other of us shall act as sole trustee of such trust. If both of us cease to serve as trustees of The Feil-Sullivan Living Family Trust, the following persons shall serve as trustees of such trust, successively in the order named: (i) such person as we may appoint by signed notice filed in the trust records; then (ii) such person as the surviving grantor may appoint by signed notice filed in the trust records; then (iii) Robert Renwick, of Murray, Utah; then (iv) Elizabeth C. Feil, of Swanzey, New Hampshire; and then (v) Todd O. Sullivan, of League City, Texas.

(2) The following persons shall act as trustee of all trusts established under Article 3, if any, successively in the order named: (i) such person as the surviving grantor may appoint; then (ii) Robert Renwick, of Murray, Utah; then (iii) Elizabeth C. Feil, of Swanzey, New Hampshire; and then (iv) Todd O. Sullivan, of League City, Texas.

(b) Appointment of Additional Trustees. The trustees of a trust at any time may appoint one or more additional trustees of the trust by signed notice filed in the trust records and delivered to each appointed trustee and each beneficiary then eligible to receive trust income. The appointment may be for general or limited purposes and for a specified or indefinite term. The appointment shall be effective upon delivery of the notice of appointment to the appointed trustee or on such later date as may be specified in the notice.

(c) Resignation. A trustee at any time may resign by signed notice filed in the trust records and delivered to each beneficiary then eligible to receive trust income. If the trustee is a co-trustee, the resignation shall be effective on the date the notice of resignation is filed in the trust records or on such later date as may be specified in the notice of resignation. If the trustee is the sole trustee, the resignation shall be effective on acceptance by a properly appointed alternate trustee.

(d) Incapacity. A trustee shall be deemed to have resigned as of the date the trustee is determined to be incapacitated pursuant to the provisions of Article 7.03.

(e) Vacancies. If a trustee fails to qualify or ceases to act and no alternate trustee is appointed under Article 5.01(a), an alternate trustee shall be appointed pursuant to the following methods, applied in the order of priority listed:

(1) A trustee may appoint its own alternate by signed notice filed in the trust records prior to the date on which the trustee ceases to serve. The trustee may change an appointment from time to time by substituting a later notice for a prior notice in the trust records.

IN WITNESS WHEREOF, we have signed this agreement as of the date first above written.

Lance E. Feil

Lance E. Feil, Grantor

Carol S. Sullivan

Carol S. Sullivan, Grantor

Lance E. Feil

Lance E. Feil, Trustee

Carol S. Sullivan

Carol S. Sullivan, Trustee

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

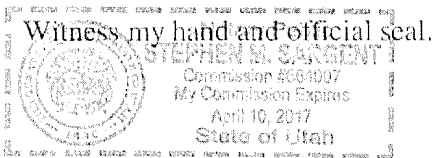
On this 2<sup>nd</sup> day of October, 2015, personally appeared before me Lance E. Feil, a signer of the foregoing instrument, who duly acknowledged having executed the same as grantor and trustee.



[Signature]  
Notary Public

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

On this 2<sup>nd</sup> day of October, 2015, personally appeared before me Carol S. Sullivan, a signer of the foregoing instrument, who duly acknowledged having executed the same as grantor and trustee.



[Signature]  
Notary Public

SEND TAX NOTICES TO:  
Robert Renwick, trustee  
1715 Cannes Way  
Murray, UT 84121

AFFIDAVIT OF SUCCESSOR TRUSTEE

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

Affiant, Robert Renwick, having been first duly sworn, deposes and states as follows:

1. By trust agreement dated March 27, 2001 (the "Trust Agreement"), Lance E. Feil and Carol S. Sullivan, as grantors and as trustees, created and placed in effect The Feil-Sullivan Living Family Trust (the "Trust"), also sometimes referred to as The Feil/Sullivan Living Family Trust, which was subsequently amended by Amendment and Restatement of The Feil-Sullivan Living Family Trust dated October 2, 2015.

2. By Warranty Deed signed and dated February 22, 2013, and recorded February 27, 2013, in the Salt Lake County Recorder's Office as Entry No. 11585534, in Book No. 10111, Page Nos. 9694-9695, Lance E. Feil and Carol S. Sullivan, grantors, conveyed to Carol S. Sullivan and Lance E. Feil, as trustees of The Feil/Sullivan Living Family Trust dated March 27, 2001, as grantees, a certain parcel of real property located in Salt Lake County, Utah that is more particularly described as follows (the "Property"):

LOTS 36 AND 37, BLOCK 2, HIGHLAND PARK PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TOGETHER WITH ½ VACATED ALLEY ABUTTING IN THE SOUTH.

Tax Parcel Identification Number: 16-20-437-007-0000

3. Lance E. Feil died on July 21, 2016, as evidenced by the Affidavit of Incumbent Trustee naming Carol S. Sullivan as sole incumbent trustee of the Trust, dated May 31, 2019, and recorded on June 3, 2019, in the Salt Lake County Recorder's Office as Entry No. 13001605, in Book 10787, at Pages 8776-8783.

4. By Amendment and Restatement of The Feil-Sullivan Living Family Trust dated July 23, 2024, Carol S. Sullivan, as surviving grantor and trustee, again amended and restated the Trust Agreement (the "2024 Amended Trust Agreement").

5. Carol S. Sullivan died on August 31, 2024, as evidenced by her Certificate of Death, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

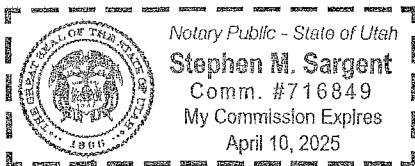
6. Article 7.01(d) of the 2024 Amended Trust Agreement sets forth the successorship provisions for the trustee of the Trust, and provides that upon a vacancy in the trusteeship of the Trust, the following persons shall serve as the successor trustees of the Trust, to act successively in the order named: Robert Renwick; then Elizabeth C. Feil; and then Todd O. Sullivan. Copies of the relevant pages of the 2024 Amended Trust Agreement are attached hereto as Exhibit B and incorporated herein by this reference (the "Relevant Pages of the 2024 Amended Trust Agreement).

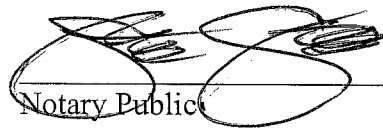
7. Accordingly, as of the date of this Affidavit of Successor Trustee, Robert Renwick is the successor trustee of the Trust, with full power and authority to transfer interests in real property constituting the corpus of the Trust, including the Property.

DATED this 9 day of Sept, 2024.

  
\_\_\_\_\_  
Robert Renwick

On the 9 day of Sept., 2024, before me, the undersigned, a notary public, personally appeared Robert Renwick, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



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

**EXHIBIT A**

Certificate of Death

*[See document attached hereto]*

CERTIFICATE OF DEATH

State File Number: 2024014835

Carol Scott Sullivan

DECEDENT INFORMATION

Date of Death: August 31, 2024
City of Death: Murray
Age: 81
Place of Birth: Oceanside, New York
Armed Services: No
Spouse's Name:
Industry/Business: Oil Company
Residence: Salt Lake City, Utah
Mother's Name: Laura May MacKay
Facility or Address: Intermountain Medical Center
Time of Death: 20:15
County of Death: Salt Lake
Date of Birth: April 29, 1943
Sex: Female
Marital Status: Widowed
Usual Occupation: Executive
Education: Bachelor's Degree
Father's Name: Arthur Lyon Sullivan
Facility Type: Hospital Inpatient

INFORMANT INFORMATION

Name: Robert Renwick
Mailing Address: 1715 East Cannes Way, Murray, Utah 84121
Relationship: Executor

DISPOSITION INFORMATION

Method of Disposition: Cremation
Place of Disposition: Independent Professional Services, Taylorsville, Utah
Date of Disposition: September 4, 2024

FUNERAL HOME INFORMATION

Funeral Home: Independent Professional Services
Address: 4555 South Redwood Road, Salt Lake City, Utah 84123
Funeral Director: Gregory G Newlon

MEDICAL CERTIFICATION

Certifying Physician: Jeffrey McNally MD, Intermountain Homecare, 11520 South Redwood Road, South Jordan, Utah 84095

CAUSE OF DEATH

Ischemic bowel
Due to (or as a consequence of): Superior mesenteric artery thrombosis
Tobacco Use: Unknown
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: September 3, 2024
Date Issued: September 3, 2024

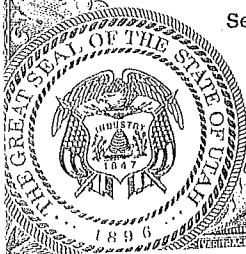
14287424 B: 11517 P: 6807 Page 4 of 8

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Linda S. Wjninger, MSW, LCSW
State Registrar
NOV 07/21



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



**EXHIBIT B**

Relevant Pages of the 2024 Amended Trust Agreement

*[See pages attached hereto]*

AMENDMENT AND RESTATEMENT

OF

THE FEIL-SULLIVAN LIVING FAMILY TRUST

(July 23, 2024)

THIS AMENDMENT AND RESTATEMENT OF THE FEIL-SULLIVAN LIVING FAMILY TRUST (this "agreement"), dated this 23 day of July, 2024, is between CAROL S. SULLIVAN, as grantor (referred to in the first person), and CAROL S. SULLIVAN, as trustee (referred to as the "trustee").

Recitals

A. By trust agreement dated March 27, 2001 (the "Trust Agreement"), Lance E. Feil and I (hereinafter sometimes referred to in the first person plural), as grantors and trustees, established The Feil-Sullivan Living Family Trust (the "Trust").

B. Under Article 2.2 of the Trust Agreement, we expressly reserved the power to amend any terms of the Trust Agreement, in whole or in part.

C. By Amendment and Restatement of The Feil-Sullivan Living Family Trust dated October 2, 2015, we amended the Trust Agreement in its entirety (the "First Amendment and Restatement").

D. Under Article 7.02(a)(2) of the First Amendment and Restatement, we expressly reserved the power for the survivor of us to amend or entirely restate the Trust Agreement after the death of the first of us to die.

E. My husband, Lance E. Feil, died on July 21, 2016.

F. By Amendment and Restatement of The Feil-Sullivan Living Family Trust dated May 31, 2019 (the "2019 Amendment and Restatement"), I amended and restated the Trust Agreement in its entirety.

G. Under Article 2.01(a)(2) of the 2019 Amendment and Restatement, I expressly reserved the power to amend in any respect or entirely restate the Trust Agreement.

H. By Amendment dated April 16, 2020, I amended certain provisions of the Trust Agreement (the "2020 Amendment").



the trustee is the sole trustee, the resignation shall be effective on acceptance by a properly appointed alternate trustee.

(c) Incapacity. A trustee shall be deemed to have resigned as of the date the trustee is determined to be incapacitated pursuant to the provisions of Article 9.03(e).

(d) Alternates. If the trustee fails to qualify or ceases to act, I appoint the following persons as alternate trustees, successively in the order named: (1) Robert Renwick, of Murray, Utah; then (2) Elizabeth C. Feil, of South Bend, Indiana; and then (3) Todd O. Sullivan, of Webster, Texas.

(e) Vacancies. If a vacancy occurs in the office of trustee, an alternate trustee shall be appointed pursuant to the following methods, applied in the order of priority listed:

(1) The adult beneficiaries eligible to receive the income of a trust may appoint an alternate trustee by signed notice filed in the trust records and delivered to the alternate trustee and each beneficiary then eligible to receive the income of the trust.

(2) A trustee may appoint its own alternate by signed notice filed in the trust records prior to the date on which the trustee ceases to serve. The trustee may change an appointment from time to time by substituting a later notice for a prior notice in the trust records. If there are two or more notices in the trust records at the time the trustee ceases to serve, the notice bearing the latest date shall control. Any notice filed by a trustee who is subsequently removed from office shall be ineffective.

(3) Any person interested in the trust may petition the court having jurisdiction over the administration of the trust for the appointment of an alternate trustee.

(f) Appointment Interval. A person's right to participate in the appointment of an alternate trustee under the provisions of Article 7.01(e) shall expire if not effectively exercised within 60 days after the person first receives notice of the vacancy.

(g) Eligible Trustees. Any person authorized by law to administer trusts is eligible to serve as an alternate or additional trustee.

(h) Majority Decisions. Except as may otherwise be provided in this agreement, if at any time there are more than two trustees acting with respect to any trust, the decision of a majority of the trustees shall control. Any trustee not included in the majority with respect to any decision or action may be absolved from personal liability by filing a signed notice of dissent in the trust records within ten days after receiving notice of the action or decision. A dissenting trustee shall act with the other trustees in any way necessary or appropriate to effectuate the decision of the majority.

**7.02 Powers of Alternate Trustee.** A duly appointed alternate trustee shall have all of the title, rights, powers and duties of the original trustee without any act of transfer. No

IN WITNESS WHEREOF, we have signed this agreement as of the date first above written.

Carol S. Sullivan  
Carol S. Sullivan, Grantor

Carol S. Sullivan  
Carol S. Sullivan, Trustee

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

On this 23 day of July, 2024, personally appeared before me Carol S. Sullivan, a signer of the foregoing instrument, who duly acknowledged having executed the same as grantor and trustee.

Witness my hand and official seal.

[Signature]  
Notary Public

