## When Recorded, Return To:

Gregory A. Steed, Esq. Hale | Wood, PLLC 4766 South Holladay Blvd. Holladay, Utah 84117 gasteed@halewoodlaw.com

14006502 B: 11367 P: 6448 Total Pages: 1 08/26/2022 11:01 AM By: zjorgensen Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: HALE WOOD, PLLC 4766 SOUTH HOLLADAY BOULEVARDSALT LAKE CITY, UT 84117

## **Mail Tax Notices To:**

Mary W. Behrens, Trustee The Mary W. Behrens Family Trust 3000 South Connor Street, #27 Salt Lake City, Utah 84109

Parcel No. 16-27-158-009

## **LIMITED WARRANTY DEED**

MARY W. BEHRENS ("Grantor"), of Salt Lake City, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS to the extent provided below but not otherwise, Mary W. Behrens, and her successor, as Trustee of *The Mary W. Behrens Family Trust* dated August 25, 2022, as amended, ("Grantee"), having a mailing address of 3000 South Connor Street, #27, Salt Lake City, Utah 84109, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of the Grantor's right, title and interest in and to the following described real property situate in Salt Lake County, State of Utah:

UNIT 23, EDGEMOUNT ESTATES CONDM PH 3 2.985% INT: 5471-1513 5981-0903 5995-2372 6353-1190 6701-2439 6704-2430 9054-0287

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor this 25th day of August, 2022.

Mary W. Behrens

STATE OF UTAH

: ss.

)

COUNTY OF SALT LAKE

On the 25<sup>th</sup> day of August, 2022, MARY W. BEHRENS signer of the within instrument, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she voluntarily executed the same for the purpose stated therein.

GREGORY A STEED
Notary Public State of Utah
My Commission Expires on:
June 04, 2026
Comm. Number: 724678

NOTARY PUBLIC 4877-1905-7193, v. 1

## WHEN RECORDED, RETURN TO:

Gregory A. Steed, Esq. Hale | Wood, PLLC 4766 South Holladay Blvd. Holladay, Utah 84117 gasteed@halewoodlaw.com 10/31/2024 03:37 PM By: adavis Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: HALE WOOD, PLLC 4766 SOUTH HOLLADAY BOULEVARDSALT LAKE CITY, UT 84117

14308066 B: 11529 P: 5754 Total Pages: 5

## **MAIL TAX NOTICE TO:**

Charles D. Behrens, Jr., Trustee 3531 Eastoaks Drive Salt Lake City, Utah 84124

Parcel No. 16-27-158-009

## AFFIDAVIT OF SUCCESSOR TRUSTEE

("The Mary W. Behrens Family Trust")

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

Charles D. Behrens, Jr. (the "Affiant"), being first duly sworn, states and represents as follow:

- 1. That Affiant is a citizen of the United States of America, over the age of twenty-one (21) years.
- 2. Mary W. Behrens, as Settlor and Trustee, executed a trust agreement dated August 25, 2022, wherein she created "The Mary W. Behrens Family Trust", (hereinafter referred to as the "Trust").
- 3. The Trust is the Grantee under that certain Warranty Deed recorded on August 26, 2022, as Document Entry Number 14006502, Book No. 11367, Page No. 6448 in the office of the Salt Lake County Recorder, as to real property situate in Salt Lake County, Utah (Parcel No. 16-27-158-009) (hereinafter the "Trust Property"), which is more particularly described as follows:

## See Real Property Legal Description on Exhibit "A" Attached Hereto

- 4. Mary W. Behrens, also known as Mary Neal Williams Behrens, died on October 2, 2024, as evidenced by the certified copy of her death certificate attached hereto as *Exhibit "B"* and by this reference incorporated herein.
- 5. Under Section 6.1 of the Trust, Affiant is named as the successor Trustee of the Trust following the death of Mary W. Behrens.
- 6. As a result of the death of Mary W. Behrens, Affiant is the nominated successor Trustee of the Trust, pursuant to its terms, and has accepted the appointment to serve as such.

7. The purpose of this Affidavit is to record the death of Mary W. Behrens, thereby removing her as Trustee of record, and to acknowledge the succession of Affiant as the duly appointed and currently serving Trustee of the Trust following the death of Mary W. Behrens, for the purpose of all future filings and recordings of record pertaining to the Trust Property.

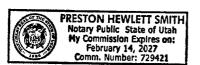
IN WITNESS WHEREOF, the undersigned Affiant, Charles D. Behrens, Jr., has executed this Affidavit on the 23<sup>rd</sup> day of October, 2024.

## AFFIANT:

Charles D. Behrens, Jr.

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

On the 23<sup>rd</sup> day of October, 2024, CHARLES D. BEHRENS, JR., whose identity was personally known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, personally appeared before me, a notary public in and for said State, and acknowledged to me that she voluntarily executed the same.



NOTARY PUBLIC

# EXHIBIT "A"

## REAL PROPERTY LEGAL DESCRIPTION

UNIT 23, EDGEMOUNT ESTATES CONDM PH 3 2.985% INT: 5471-1513 5981-0903 5995-2372 6353-1190 6701-2439 6704-2430 9054-0287

# EXHIBIT "B"

# <u>DEATH CERTIFICATE FOR Mary W. Behrens</u> [SEE ATTACHED]

4858-4113-8930, v. 1



## **CERTIFICATE OF DEATH**

State File Number: 2024016780

## Mary W. Behrens

## **DECEDENT INFORMATION**

Date of Death: October 2, 2024
City of Death: Salt Lake City
Age: 93

Place of Birth: St. Louis, Missouri Armed Services: No Spouse's Name:

Industry/Business: Own Home
Residence: Salt Lake City, Utah

Mother's Name: Mary Garr

Facility or Address: Beacon Crest Assist

Facility or Address: Beacon Crest Assisted Living

Time of Death: 15:30 County of Death: Salt Lake

Date of Birth: January 11, 1931

Sex: Female
Marital Status: Widowed
Usual Occupation: Homemaker
Education: Bachelor's Degree
Father's Name: Neal Williams

Facility Type: Nursing Home/Assisted Living

#### INFORMANT INFORMATION

Name: Michael Behrens Relationship Sc

Mailing Address: 2394 Daybreaker Drive, Park City, Utah 84098

## **DISPOSITION INFORMATION**

Method of Disposition: Cremation

Place of Disposition: Utah Funeral Directors Cremation Genter, South Jordan, Utah

Date of Disposition: October 9, 2024

## **FUNERAL HOME INFORMATION**

Funeral Home: Neptune Society

Address: 2120 South 700 East Space C, Salt Lake City, Utah 84106

Funeral Director: Eric MacKay

## **MEDICAL CERTIFICATION**

Certifying Physician: Margaret S Lunt MD, 1160 East 3900 South #1200, Salt Lake City, Utah 84124

### **CAUSE OF DEATH**

Uremia [Onset: 1 Week]

Due to (or as a consequence of): Chronic renal failure [Onset: 3 Years]

Due to (or as a consequence of): Protein calorie malnutrition [Onset: 3 Months] Due to (or as a consequence of): Hypertensive kidney disease [Onset: 3 Years]

Other significant conditions: Hypertension Tobacco Use: Did not Contribute

Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: October 7, 2024 Date Issued: October 7, 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.

Advininger Linda S. Wininger, MSW, LCSW

State Registrar



Dorothy Adams, MPA, LEHS

Dorothy Adams, MPA, LEHS Director/Health Officer County/District Health Department

