

After recording return to:  
Scott W. Lee  
RANDLE, DEAMER, ZARR, ROMRELL & LEE, P.C.  
139 E. South Temple, Suite 330  
Salt Lake City, UT 84111

**QUIT CLAIM DEED**

VAUGHN G. BILLS, TRUSTEE, HAL D. BILLS, TRUSTEE, and AMERICAN MOBILEHOME PARK, a partnership, of 2902 Garden Park Circle, Salt Lake City, Utah, grantors, hereby QUIT-CLAIM to HAL D. BILLS and BONNIE M. BILLS, joint tenants grantees, of 3034 South 2520 East, Salt Lake City, Utah 84109 for the sum of TEN and no/100 DOLLARS, the following described tract of land Washington County, State of Utah, described in Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO all easements, covenants, restrictions, rights of way, assessments, and reservations appearing of record, and taxes for the year 1996 and thereafter.

WITNESS, the hand of said grantors, this 13<sup>th</sup> day of July, 1996.

Vaughn G. Bills  
Vaughn G. Bills, Trustee

Hal D. Bills  
Hal D. Bills, Trustee

AMERICAN MOBILEHOME PARK,  
a Partnership

By Vaughn G. Bills  
Vaughn G. Bills, Partner

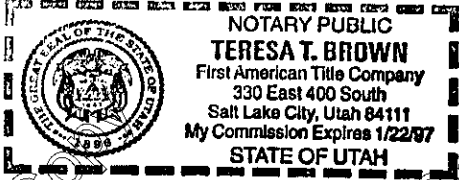
By Hal D. Bills  
Hal D. Bills, Partner

By Bonnie M. Bills  
Bonnie M. Bills, Partner

00537554 Bk 1016 Pg 0514  
RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1996 JUL 05 12:21 PM FEE \$17.00 BY RS  
FOR: RANDLE DEAMER ZARR ROMRELL & LEE

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

On the 1<sup>st</sup> day of July, 1996, personally appeared before me VAUGHN G. BILLS, Trustee, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Teresa T. Brown  
Notary Public  
Residing in: Salt Lake City, UT  
My Commission Expires: 1-22-97

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

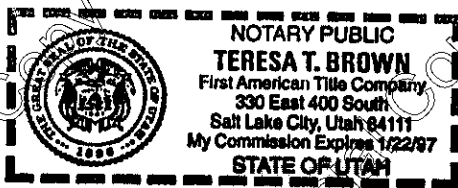
On the 1<sup>st</sup> day of July, 1996, personally appeared before me HAL D. BILLS, Trustee, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Teresa T. Brown  
Notary Public  
Residing in: Salt Lake City, UT  
My Commission Expires: 1-22-97

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

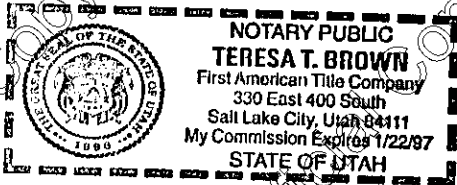
On the 1<sup>st</sup> day of July, 1996, personally appeared before me VAUGHN G. BILLS, who being by me duly sworn did say that he is a General Partner of American Mobilehome Park, a Utah partnership, and that the within and the foregoing instrument was signed on behalf of said partnership by authority of its partners and said VAUGHN G. BILLS duly acknowledged to me that said limited partnership executed the same.



Teresa T. Brown  
NOTARY PUBLIC  
Residing at Salt Lake City, UT  
My Commission Expires: 1-22-97

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

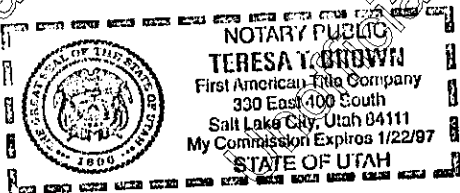
On the 1<sup>st</sup> day of July, 1996, personally appeared before me HAL D. BILLS, who being by me duly sworn did say that he is a General Partner of American Mobilehome Park, a Utah partnership, and that the within and the foregoing instrument was signed on behalf of said partnership by authority of its partners and said HAL D. BILLS duly acknowledged to me that said limited partnership executed the same.



Teresa T. Brown  
NOTARY PUBLIC  
Residing at S.C., UT  
My Commission Expires: 1-22-97

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

On the 1<sup>st</sup> day of July, 1996, personally appeared before me BONNIE M. BILLS, who being by me duly sworn did say that she is a General Partner of American Mobilehome Park, a Utah partnership, and that the within and the foregoing instrument was signed on behalf of said partnership by authority of its partners and said BONNIE M. BILLS duly acknowledged to me that said limited partnership executed the same.



Teresa T. Brown  
NOTARY PUBLIC  
Residing at S.C., UT  
My Commission Expires: 1-22-97

10sw1982

EXHIBIT "A"

(Description of Property)

That certain real property located in Washington County, State of Utah, and more particularly described as follows:

A parcel of land located in the North 1/2 of Section 23, and the South 1/2 of Section 14, Township 42 South, Range 16 West, Salt Lake Base and Meridian and being further described as follows: Beginning at a point North 89°27'50" East 1152.366 feet along the Section line and South 00°00'00" East 155.785 feet from the Southwest corner of Section 14, and the Northwest corner of Section 23, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 00°00'00" East 292.00 feet; thence North 60°15'00" East 206.42 feet; thence North 90°00'00" East 175.93 feet; thence South 00°00'00" East 908.74 feet to the Northerly Right of Way line of Sunset Boulevard; thence North 88°40'30" West 166.71 feet along said Sunset Boulevard; thence North 00°43'50" West 200.13 feet; thence North 88°40'30" West 530.24 feet; thence North 32°00'00" East 70.00 feet; thence North 60°00'00" East 147.00 feet; thence North 40°04'23" East 215.40 feet; thence North 89°27'50" East 42.10 feet to the point of beginning.

00537554 BK 1016 Pg 0517

## RENUNCIATION AND DISCLAIMER

THIS RENUNCIATION AND DISCLAIMER is made and executed this 16<sup>th</sup> day of December, 1999, by BONNIE M. BILLS, also known as BONNIE S. BILLS, of Salt Lake City, Salt Lake County, State of Utah (the "Disclaimant").

### WITNESSETH:

WHEREAS, the Disclaimant and her husband, HAL D. BILLS (the "Decedent"), owned certain real property located in St. George, Washington County, State of Utah, as joint tenants with right of survivorship pursuant to that certain Quit Claim Deed dated the 1<sup>st</sup> day of July, 1996, recorded in the Office of the Washington County Recorder as Entry No. 00537554, Book 1016, Page 0514 (the "Quit Claim Deed"), and which property is more particularly described in Exhibit A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, on the 26<sup>th</sup> day of July, 1967, the Decedent executed that certain Last Will and Testament of Hal D. Bills (the "Will") pursuant to paragraph VI of which the Disclaimant is to receive, upon the death of the Decedent, one-half (1/2) of the Decedent's federal adjusted gross estate, less the value of all property passing to the Disclaimant outside of the provisions of the Will, and pursuant to paragraph VIII of which the rest, residue, and remainder of said estate is to pass to the Trustee or Trustees under that certain Declaration of Trust dated the 25<sup>th</sup> day of July, 1966, wherein there was created "THE HAL D. BILLS FAMILY TRUST" (the "Trust"); and

WHEREAS, pursuant to the terms of the Trust, the Disclaimant is provided certain benefits, rights, and powers as a beneficiary of the Trust, including the power to make gifts, a special power of appointment, and the power of invasion; and

WHEREAS, the Decedent died on the 19<sup>th</sup> day of March, 1999, survived by the Disclaimant; and

WHEREAS, the Disclaimant desires to disclaim any right, title and interest in the "Marital Share" to which she is entitled pursuant to paragraph VI A of the Will; and

WHEREAS, the Disclaimant desires to disclaim an undivided interest in the portion of the Property which would otherwise devolve to the Disclaimant by right of survivorship to the extent necessary to produce the smallest total marital deduction necessary to minimize the Federal Estate Tax on the Decedent's estate, after giving effect to all deductions, credits and exemptions allowed to the Decedent's estate; and

WHEREAS, the Disclaimant desires to disclaim certain benefits, rights, and powers granted to her pursuant to the terms of the Trust, including the power to make gifts, a special power of appointment, and the power of invasion.

NOW, THEREFORE, the Disclaimant hereby disclaims all right, title and interest in and to the "Marital Share" to which she is entitled pursuant to paragraph VI A of the Will, an undivided interest in the portion of the Property which would otherwise devolve to the Disclaimant by right of survivorship, and certain benefits, rights, and powers granted to her pursuant to the terms of the Trust, including the power to make gifts, a special power of appointment, and the power of invasion, as follows:

1. Pursuant to the terms of Section 75-2-801 of the Utah Uniform Probate Code, the Disclaimant hereby irrevocably, completely and unqualifiedly renounces, disclaims and refuses to accept (a) any right, title, or interest in or to the "Marital Share" to which the Disclaimant is entitled pursuant to paragraph VI A of the Will, (b) an undivided interest in the portion of the Property, or in the portion of any right or interest in the Property, which would otherwise devolve to the Disclaimant by right of survivorship to the extent necessary to produce the smallest total marital deduction necessary to minimize the Federal Estate Tax on the Decedent's estate, after giving effect to all deductions, credits and exemptions allowed to the Decedent's estate, but only to the extent that the use of any state death tax credit does not increase the death tax payable to any state (i.e., the largest undivided interest in the Property that may be disclaimed without causing any estate tax to be imposed upon the Decedent's estate), and (c) the following benefits, rights, and powers granted to her pursuant to the terms of the Trust: (1) the Power to Make Gifts as provided in paragraph 3.A of the Trust, (2) the Special Power of Appointment as provided in paragraph 3.B of the Trust, and (3) the Power of Invasion as provided in paragraph 3.D of the Trust. The interest of the Disclaimant in the "Marital Share" pursuant to paragraph VI A of the Will, the undivided interest in the Disclaimant's survivorship interest in the Property to the extent disclaimed herein, and the benefits, rights, and powers granted pursuant to the terms of the Trust specifically disclaimed above and which would otherwise be attributable to and possessed by Disclaimant are hereinafter referred to as the "Disclaimed Property."

2. The Disclaimant understands that to the extent of the interests, benefits, rights and powers disclaimed, the Disclaimed Property shall be held, administered, and distributed as though the Disclaimant had not survived the Decedent.

3. The Disclaimant states that this Renunciation and Disclaimer is proper under Section 75-2-801(5) of the Utah Uniform Probate Code in that (a) no assignment, conveyance, encumbrance, pledge or transfer of the Disclaimed Property (including the assets of the Trust), or a contract therefor, has been made; (b) no written waiver of the right to renounce or disclaim has been given by Disclaimant; (c) Disclaimant has not accepted the Disclaimed Property, or any

benefit thereunder; and (d) no sale of the Disclaimed Property under judicial sale has been made on or before the effective date of this Renunciation and Disclaimer.

4. The Disclaimant releases and discharges the Trustee of the Trust, the Personal Representative, and any other entity or individual administering the Disclaimed Property, from any and all claim or liability in connection with the Disclaimed Property.

5. It is the intention of the Disclaimant that this Renunciation and Disclaimer constitute a valid disclaimer under the applicable provisions of Utah law and that said document also constitute a qualified disclaimer within the meaning of IRC Section 2518.

6. Prior to the death of the Decedent, the Declaration of Trust by which the Trust was created was a nontestamentary instrument which was revocable by the Decedent during his lifetime, and the effective date of the Trust Agreement for purposes of Section 75-2-801(2)(b) of the Utah Uniform Probate Code is therefore the date of the Decedent's death.

7. This Renunciation and Disclaimer has been made and personally delivered to BONNIE S. BILLS, as personal representative of the estate of the Decedent, and BONNIE S. BILLS and VAUGHN G. BILLS, as Trustees of the Trust, each within nine (9) months of the Decedent's death, and is therefore made and delivered within the required time limits of Section 75-2-801 of the Utah Uniform Probate Code and IRC Section 2518. Said Trust is the person who is ultimately entitled under state law to the Disclaimed Property as a result of the disclaimers contained herein.

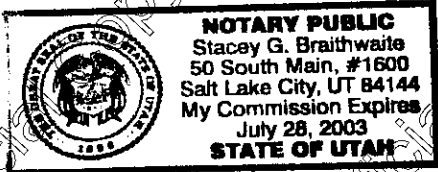
8. A copy of this Renunciation and Disclaimer shall be filed for record in the office of the county recorder of each county in which is situated real property, or a right or interest in real property, disclaimed herein.

DATED as of the day and year first written above.

  
\_\_\_\_\_  
Bonnie S. Bills

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

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 1999, by BONNIE S. BILLS.



Stacey G. Braithwaite  
Notary Public

ACCEPTED AND RECEIVED this 17 day of Dec, 1999, by BONNIE S. BILLS, Personal Representative of the estate of HAL D. BILLS.

Bonnie S. Bills  
Bonnie S. Bills

ACCEPTED AND RECEIVED this 17 day of Dec, 1999, by BONNIE S. BILLS and VAUGHN G. BILLS, Trustees of "THE HAL D. BILLS FAMILY TRUST."

Bonnie S. Bills  
Bonnie S. Bills, Trustee

Vaughn G. Bills  
Vaughn G. Bills, Trustee



**EXHIBIT "A"**

(Description of Property)

That certain real property located in Washington County, State of Utah, and more particularly described as follows:

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