

# WARRANTY DEED SW 12 4N-1W

LOFTIS J. SHEFFIELD, Executor of the Estate of Lydia J. Sheffield, deceased  
Grantor of Provo, Utah  
hereby CONVEY AND WARRANT to LINDA SHEFFIELD REEVES, MARSHA A. QUINN,  
LOFTIS J. SHEFFIELD, VAL J. SHEFFIELD, and FREDERICK J. SHEFFIELD, As tenants  
in common,

Grantee of 410 East 1980 North, Provo, Utah, Utah 84604  
Street Address City County State  
for the sum of \$10.00 and other valuable consideration DOLLARS  
the following described tract of land in Davis County,  
State of Utah, to-wit:

Beginning at the Northwest corner of the Southwest quarter of Section 12,  
Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South  
10 chains; thence Northeast 56 feet, more or less, to the West line of property  
conveyed to State Road Commission in 1-R-162 of deeds; thence North 1° 29' East  
along said West line of Highway to a point East of beginning; thence West 74  
feet, more or less, to the point of beginning.

Contains .69 Acres. 09-077-0021

Subject to reservations restrictions, covenants, easements, and rights of way  
of record, visible by inspection or otherwise.

**845959 BK 1272 PG 106**  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1988 DEC 27 11:39 AM FEE 8.50 DEP REC  
REC'D FOR SECURITY TITLE COMPANY

WITNESS THE HAND of said Grantor this 23rd day of  
December, A. D. 19 88

Signed in the presence of

Loftis J. Sheffield  
Loftis J. Sheffield, Executor of the  
Estate of Lydia J. Sheffield, deceased.

STATE OF UTAH,  
County of Utah } ss.

On the 23rd day of December, A. D. 19 88, personally appeared  
before me, a Notary Public in and for the State of Utah,

Loftis J. Sheffield, Executor of the Estate of Lydia J. Sheffield, deceased.

the signer of the above instrument, who duly acknowledged to me that he executed the same.

Jessie A. Chamberlain  
Notary Public

My commission expires June 18, 1990 Residing at Provo, Utah

MAIL TAX NOTICE TO

20  
3

2579033  
BK 5188 PG 849

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP (RAS)  
2603 Main Street, East Tower Suite 1300  
Irvine, California 92614

E 2579033 B 5188 P 849-851  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/12/2011 02:47 PM  
FEE \$20.00 Pgs: 3  
DEP RT REC'D FOR PALMIERI TYLER WI  
ENER WILHELM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MAIL TAX STATEMENTS TO:**

LAUREY ZAYAC  
834 Windhurst  
San Antonio, TX 78258

A.P. No. 09-077-0021

**THIS IS A BONAFIDE GIFT FROM PARENT TO  
CHILDREN WITH NO CONSIDERATION**

DOCUMENTARY TRANSFER TAX \$-0-

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.

*[Signature]*  
RICHARD A. SALUS of PALMIERI, TYLER, et al.

**QUITCLAIM DEED**

**FOR NO VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, LAUREY ZAYAC, as Successor Trustee of The Frederick J. Sheffield Trust established April 6, 2006, by FREDERICK J. SHEFFIELD, as Trustor, does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to LAUREY ZAYAC, a married woman as her sole and separate property, an undivided one-third interest, to SARI LATTA, a married woman as her sole and separate property, an undivided one-third interest, and to FLINT J. SHEFFIELD, a married man as his sole and separate property, an undivided one-third interest, all of the trust's interest as a tenant in common in the real property in the County of Davis, State of Utah, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

AKA: 1903 Ridgehollow Drive, Bountiful, Utah

Dated: July 27, 2010

*[Signature]*  
LAUREY ZAYAC, Successor Trustee of The Frederick J. Sheffield Trust established April 6, 2006

**Notary Acknowledgement Attached  
MAIL TAX STATEMENTS AS INDICATED ABOVE**

**EXHIBIT "A"**

LEGAL DESCRIPTION

That certain real property in the County of Davis, State of Utah, described as follows:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 10 CHAINS; THENCE NORTHEAST 56 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY CONVEYED TO STATE ROAD COMMISSION IN 1-E-162 OF DEEDS; THENCE NORTH 1° 29' EAST ALONG SAID WEST LINE OF HIGHWAY TO A POINT EAST OF BEGINNING; THENCE WEST 74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINS .69 ACRES

SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, EASEMENTS, AND RIGHTS OF WAY OF RECORD, VISIBLE BY INSPECTION OR OTHERWISE.

**ACKNOWLEDGMENT**

State of California )  
County of Orange )

On July 27, 2010, before me, Rose Tolentino Kottke, Notary Public, personally appeared LAUREY ZAYAC, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature Rose Tolentino Kottke

(Seal)



The Order of the Court is stated below:

Dated: October 07, 2021  
06:24:24 PM

/s/ MICHAEL D. DIREDA  
District Court Judge



1Richard G. Smurthwaite (6802)  
Smurthwaite Law, P.C.  
920 Heritage Park Blvd, Suite 110  
Layton, UT 84041  
Phone: (801) 927-5012  
Fax: (801) 927-5019

Attorney for Petitioner

STATE OF UTAH }  
COUNTY OF DAVIS } SS.

I HEREBY CERTIFY THAT THIS IS A TRUE  
COPY OF THE ORIGINAL ON FILE IN THE  
UTAH STATE COURTS.

DATED: 10/8/21 20  
DISTRICT COURT

BY: *Michael D. Direda* DEPUTY



IN THE SECOND JUDICIAL DISTRICT COURT FOR DAVIS COUNTY

STATE OF UTAH

<p>IN THE MATTER OF THE ESTATE  OF  VAL JOLLEY SHEFFIELD  Decedent.</p>	<p>ORDER DETERMINING HEIRS (proposed)</p> <p>Case No. 213700532</p> <p>Judge: Hon. Michael D. Direda</p>
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On August 27, 2021, Linda S. Reeves filed a petition for an Order determining the heirs of Val Jolley Sheffield with the Court, and the Court having considered such Petition and having received evidence as set forth in the Petition and before the Court,

THEREFORE IT IS ORDERED AND DECREED THAT:

Decedent's interest in the following real property:

Beginning at the Northwest corner of the Southwest quarter of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 10 chains; thence Northeast 56 feet, more or less, to the West line of property conveyed to State Road Commission in 1-R-162 of deeds; thence North 1°29' East along said West line of Highway to a point East of beginning; thence West 74 feet, more or less, to the point of beginning.

APN: 09-077-0021

shall be vested in the names and fractional interests as follows:

Val Cowley Sheffield 1/3

E 3425684 B 7861 P 340-341  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/08/2021 09:41 AM  
FEE \$40.00 Pgs: 2  
DEP RTT REC'D FOR RICHARD G SMURTHWAITE

2992 Oliver Lane NE  
Iowa City, IA 52240

Matthew Cowley Sheffield 1/3  
420 W Stocker St, Apt A  
Glendale, CA 91202

Jennifer Morgan Smith 1/9  
458 E 426 N  
Alpine, UT 84004

Melissa Morgan Christensen 1/9  
25402 Hampton Place  
Santa Clarita, CA 91350

Matthew William Morgan 1/9  
7015 Forbes Ave  
Lake Balboa, CA 91406

The Court's signature and seal appear at the top of this Order.

E 3425685 B 7861 P 342  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/08/2021 09:41 AM  
FEE \$40.00 Pgs: 1  
DEP RTT REC'D FOR RICHARD B SMURTHWAITE

**Prepared by and Return Recorded Deed To:**

Richard G. Smurthwaite  
Smurthwaite Law, A Professional Corporation  
920 Heritage Park Blvd, Suite 110  
Layton, Utah 84041

**Mail Tax Notice To:**

Matthew Cowley Sheffield  
420 W Stoker St, Apt A  
Glendale, CA 91202

Tax/Parcel No: 09-077-0021

**QUIT-CLAIM DEED**

Val Cowley Sheffield hereby quit claims unto Matthew Cowley Sheffield his entire fractional interest in the following real property located in the County of Davis, State of Utah:

**Beginning at the Northwest corner of the Southwest quarter of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 10 chains; thence Northeast 56 feet, more or less, to the West line of property conveyed to State Road Commission in 1-R-162 of deeds; thence North 1°29' East along said West line of Highway to a point East of beginning; thence West 74 feet, more or less, to the point of beginning.**

Dated this 23 day of September, 2021.

*Val Cowley Sheffield*  
Val Cowley Sheffield

STATE OF IOWA )  
COUNTY OF Johnson §

Subscribed and sworn before me this 23 day of September, 2021, by Val Cowley Sheffield.

Witness my hand and official seal.

*Jeanie K. Croser*  
Notary Public

