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Recorded OCT 1 - 1954 at 2.24 p. m.
Request of ENSIGN ABSTRACT CO.
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 4.00 By *[Signature]* Deputy
Book 1129 Page 472 Ref.

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE
STATE OF UTAH, IN AND FOR SALT LAKE COUNTY

In the Matter of the Estate and)	
Guardianship of	:	#36606
HELEN SHEARMAN GUE,)	ORDER CONFIRMING SALE
Incompetent	:	OF REAL PROPERTY.
)	

The petition of Shearman Gue, Guardian of the Estate of Helen Shearman Gue, an incompetent, for an order confirming sale of real property, coming on this day regularly to be heard, and the Court having considered the same and the evidence introduced in support thereof, now makes and files the following

FINDINGS OF FACT:

- (1) That due and legal notice of the hearing of said petition has been given in accordance with law and the order of this court.
- (2) That said Shearman Gue is the duly appointed, qualified and acting Guardian of the estate of Helen Shearman Gue, an incompetent.
- (3) That as such, he has duly caused an inventory and appraisal of the estate of said incompetent to be made and filed herein, to which inventory and appraisal reference is hereby made; that as is more particularly shown thereby, included therein is the following described property situated in Salt Lake County, State of Utah, to-wit:

An undivided one-half interest in and to All of the East half of Section 11, Township 1 South, Range 2 West, Salt Lake Meridian, EXCLUDING those portions of the above described land, and these easements and rights-of-way affecting said land, as follows:

- 1. Right-of-way conveyed to Western Pacific Railway Company by Warranty Deed recorded in Book "7-O" of Deeds, pages 2-3 as #207046.
- 2. Right-of-way conveyed to Western Pacific Railroad Company by Warranty Deed recorded in Book "9-V" of Deeds, page 427 as #375163.
- 3. Right-of-way conveyed to Los Angeles and Salt Lake Railroad Company by Warranty Deed recorded in Book "9-V" of Deeds, page 428 as #375164.
- 4. A tract of 9.84 acres conveyed to Utah Power Company by warranty deed recorded in Book "8-H" of Deeds, page 237 as #319231.
- 5. Right-of-way for electric power transmission line granted to Telluride Power Company recorded in Book "8-W" of Deeds, pages 65-6 as #254184.

6. Easement for electric power transmission line awarded Utah Power & Light Company by Decree entered in the Third Judicial District Court, recorded in Book "10-Q" of Deeds, page 398 as #397634.

7. Easement and right-of-way for electric transmission line, telephone and telegraph circuits conveyed to Utah Power & Light Company by instrument recorded in Book "323", page 532 as #937922.

(4) That the other one-half interest in and to the real property hereinabove described is owned by one Edna Shearman Katz, a sister of the incompetent above named, who has sold her interest in said property; that said property is located in the industrial area in Salt Lake City, Utah, and it is in the best interests of the incompetent above named that the same be sold as a whole rather than for said incompetent to hold her one-half interest therein after her sister has sold her interest; that a sale of said property to Joseph K. Knorr has been effected by the said Edna Shearman Katz and said petitioner, thru Walker Bank & Trust Company, for the total sum of Six Thousand Three Hundred (\$6,300.00) Dollars for said incompetent's interest therein, which is in excess of the appraised value thereof, and being the highest and best bid therefor, and the same is reasonable and a fair price at which to sell the same, and that a higher and better price therefor cannot be obtained.

(5) That if said sale is confirmed it will be necessary that the Estate of said incompetent bear one-half of the cost of effecting the sale,

1. 5% real estate commission to Walker Bank & Trust Company
2. One-half of the following expenses:

a. Abstracting	\$246.00
b. Legal fee and costs incident to obtaining amended decree of distribution in the estate of Wm. H. Shearman, deceased	50.25
	<u>\$ 296.25</u>

One half of which is ----- \$145.12

which costs are fair and reasonable.

WHEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the sale of incompetent's interest in said real property to the said Joseph K. Knorr for the aforesaid price of Six Thousand Three Hundred (\$6,300.00) Dollars be and the same is hereby ratified, approved and confirmed, and said Shearman Gue be and he is hereby authorized and directed to execute and deliver to the said Joseph K. Knorr a

good and sufficient Guardian's Deed thereto, and that the Estate of said incompetent bear one-half of the foregoing costs.

Dated this 1st day of ~~August~~^{September}, 1954.

/s/ MARTIN M. LARSON
JUDGE

(SEAL)

ATTEST, ALVIN KEDDINGTON, Clerk 3rd Dist. Court
By Douglas Thomsen, Deputy Clerk
Endorsed No. 36606
FILED IN THE CLERK'S OFFICE, September 1, 1954
Salt Lake County, Utah

STATE OF UTAH

COUNTY OF SALT LAKE

ss.

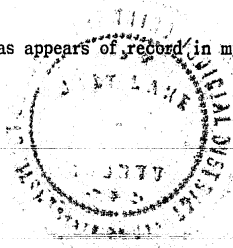
I, Alvin Keddington, Clerk in and for the County of Salt Lake and Ex-Officio Clerk of the District Court of the Third Judicial District in and for Salt Lake County, State of Utah, do hereby certify that the foregoing is a full, true and correct copy of the original ORDER CONFIRMING SALE OF REAL PROPERTY

IN THE MATTER OF THE ESTATE AND GUARDIANSHIP OF

HELEN SHEARMAN GUE, Incompetent

No. 36606

as appears of record in my office.



IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal, this 1st

day of September, A. D. 1954

ALVIN KEDDINGTON

Clerk

By Jacob Decker Deputy Clerk