

PAGE (0) INDEX () ABSTRACT () PLAT (L) CHECK ()

Recording requested by
LeeRoy Farrell, Trustee

When Recorded mail to
LeeRoy Farrell
55 West Center Street
Heber City, Utah 84032

00188180 Ek00327 Pg00115-00115

WASATCH CO RECORDER-ELIZABETH M PARCELL
1996 JUL 14 10:34 AM FEE \$11.00 BY MW
REQUEST: FARRELL LEEROY

Space above this line for Recorders Use

Mail tax statements to:

QUITCLAIM DEED

William H. Farrell, of Midway City, County of Wasatch, State of Utah, grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, hereby conveys and quitclaims all of his right, title and interest in the following described real property to Ray Farrell, Steven Farrell and LeeRoy Farrell, as tenants in common, Grantee(s):

Beginning at the SouthEast corner of SW1/4 of Section 34, Township 3 South, Range 4 East, SLB&M; thence North 27°20'00" West 10.75 chains; thence North 47°15'00" East 3.50 chains; thence South 31°30'00" East 14 chains; thence West 5 chains to POB, consisting of 5 acres, more or less.

Executed on the 15 day of July, 1996 at the City of Midway, County of Wasatch, State of Utah.

WILLIAM H. FARRELL, GRANTOR

William H Farrell

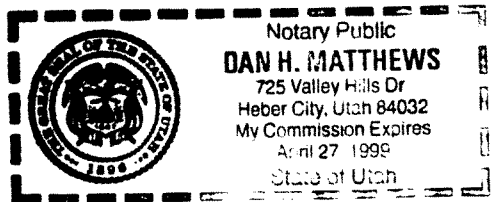
Subscribed and sworn to before me this 15 day of

July, 1996.

WITNESS my hand and official seal.

Signature

[Signature]
NOTARY



The Order of the Court is stated below:

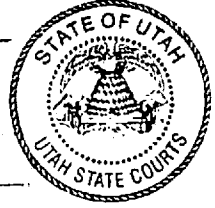
Dated: January 25, 2018
09:33:27 PM

/s/ JENNIFER A. BROWN
District Court Judge



Jonathan K. Hansen (12349)
HANSEN BLACK ANDERSON ASHCRAFT PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043
Telephone: (801) 922-5000
Facsimile: (801) 922-5019
Email: jhansen@hbaalaw.com

STATE OF UTAH
COUNTY OF Wasatch
I hereby certify that the document to
which this certificate is attached is a
full, true and correct copy of the
original filed in the Utah State Courts
WITNESS my hand and seal
this 26 day of January
20 18
DISTRICT/JUVENILE COURT



Marcelle A. Johnson CLERK

Attorney for Petitioner

IN THE FOURTH JUDICIAL DISTRICT COURT WASATCH COUNTY, STATE OF UTAH, HEBER DEPARTMENT	
<p>IN THE MATTER OF THE ESTATE OF RAY FARRELL,</p> <p style="text-align: center;">Deceased.</p>	<p style="text-align: center;">AMENDED ORDER GRANTING PETITION FOR ORDER DETERMINING HEIRS</p> <p style="text-align: center;">Probate No.173500047</p> <p style="text-align: center;">Judge: Jennifer A. Brown</p>

This matter came before the Court on Petitioner Douglas Ray Farrell's ("Petitioner")
Petition for Order Determining Heirs (the "Petition"). An order was entered on January 9, 2018.
Upon counsel's further review of the order, it was discovered that there was an error in the case
number as well as in the spelling of Petitioner's name in the first sentence of the order.
Petitioner's counsel hereby resubmits the order as follows: This matter came before the Court on
Petitioner Douglas Ray Farrell's ("Petitioner") Petition for Order Determining Heirs (the
"Petition"). The matter had been fully briefed and the Court held oral arguments on January 9,
2017. Jonathan K. Hansen of Hansen, Black, Anderson, Ashcraft, PLLC appeared for Petition.
None of the other heirs of Ray Farrell (the "Decedent") opposed the Petition. Having reviewed

Ent 447870 Bk 1213 Pg 1506 - 1508
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2018 Jan 30 11:12AM Fee: \$14.00 TC
For: Hansen Black Anderson Ashcraft PLLC
ELECTRONICALLY RECORDED

the Petitioner's briefing, hearing the parties' arguments, and being fully advised in the premises, the Court hereby ORDERS, DECREES, and ADJUDGES as follows: the Petition is GRANTED IN FULL.

The Petition sought an order that: (1) the Decedent owned a 33.33% tenancy in common interest in the real property described in the Petition (the "Property") at the time of his death; and (2) that the heirs of the Decedent receive Decedent's 1/3 interest in the Property as set forth below:

- | | |
|---------------------------------|---------|
| 1. Douglas Ray Farrell | 8.3325% |
| 2. Lou Ann Farrell Lim | 8.3325% |
| 3. Linda Rae Farrell Klungervik | 8.3325% |
| 4. Ruth Annette Farrell Norlen | 8.3325% |

The Court finds that Ray Farrell owned a 1/3 interest in the Property as a tenant in common at the time of his death and that the heirs set forth above by operation of law and the intestacy statutes of the State of Utah have inherited his 1/3 interest in the Property. The Petition is therefore GRANTED IN FULL.

In furtherance of the Court's order set forth above, the Court further ORDERS that Petitioner is hereby granted a limited power of attorney on behalf of the Decedent to execute any instruments or documents that are necessary to effectuate the transfer of the Decedent's 1/3 interest in the Property to his heirs set forth above and in the percentages set forth above.

IT IS SO ORDERED.

END OF ORDER

The Court's electronic signature and seal appear above.

CERTIFICATE OF SERVICE

I hereby certify that on this 16th day of January 2018, I caused a true and correct copy of the foregoing amended Order Granting Petition for Order Determining Heirs to be sent via US Mail, 1st class postage prepaid in Lehi, Utah to:

Lou Ann Farrell Lim	8198 Maddie Court Sacramento, CA 95829
Linda Rae Farrell Klungervik	1130 East 1200 South Heber City, UT 84032
Ruth Anne Farrell Norlen	1675 N. Callaway Drive Heber City, UT 84032

/s/ Aili Despain
Aili Despain

When recorded mail tax notices to:

Ballenrone, LLC
305 West 500 South
Midway, Utah 84049

When Recorded, Mail To:

Jonathan K. Hansen
HANSEN BLACK ANDERSON ASHCRAFT PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043

Ent 447914 Bk 1213 Pg 1877 - 1878
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2018 Jan 30 03:58PM Fee: \$15.00 TC
For: Hansen Black Anderson Ashcraft PLLC
ELECTRONICALLY RECORDED

QUITCLAIM DEED

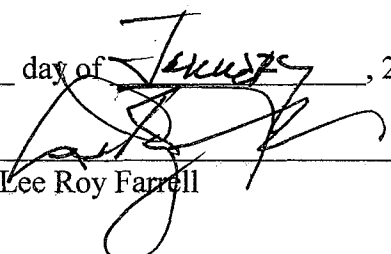
LEE ROY FARRELL, a married man dealing with his sole and separate property (“Grantor”), of Midway, Wasatch County, State of Utah, as to an undivided 33.3333% interest hereby quitclaims to BALLENRONE, LLC, a Utah limited liability company, (“Grantee”), for the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the following tract of land in Wasatch County, State of Utah to wit:

SEE EXHIBIT “A” ATTACHED HERETO

TOGETHER with all improvements thereon, all appurtenances, rights and privileges belonging thereunto, and all the right, title, interest and estate of the Grantor therein;

SUBJECT TO non-delinquent taxes and assessments and to reservations, easements, rights, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, leases and liabilities as may appear of record or which an accurate survey or physical inspection of the property would disclose.

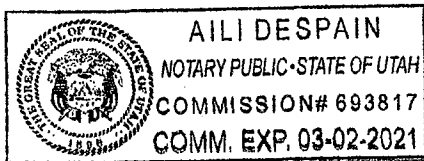
WITNESS the hand of said Grantor, this 30 day of January, 2018.

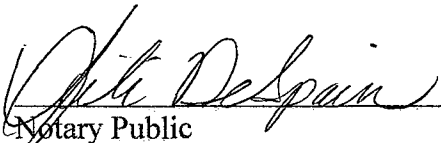


Lee Roy Farrell

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

On this 30th day of January, 2018, personally appeared before me Lee Roy Farrell, the signer of the above instrument, who duly acknowledged to me that he executed the same.





Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning West 122.10 feet and South 500 feet from the Northeast corner of the Southwest quarter of the Northeast quarter of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence South 309.82 feet; thence West 42.90 feet; thence South 510.18 feet; thence West 495 feet; thence North 66 feet; thence West 660 feet; thence North 722 feet; thence East 410 feet; thence South 468 feet; thence East 250 feet; thence North 500 feet; thence East 537.81 feet to the point of beginning.

Tax id no. OMI-1148

Parcel 2:

Beginning at the Southwest corner of Lot 2 of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North 80 rods; thence East 20 rods; thence South 80 rods; thence West 20 rods to the point of beginning.

Less and excepting:

Beginning as the Southwest corner of Lot 2 of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North 182 feet; thence East 120 feet; thence South 182 feet; thence West 120 feet to the point of beginning.

Tax id no. OMI-0504

Parcel 3:

Beginning at the Southeast corner of the Southwest quarter of Section 34, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence North 27°20'00" West 10.75 chains; thence North 47°15'00" East 3.50 chains; thence South 31°30'00" East 14 chains; thence West 5 chains to the point of beginning.

Tax id no. OMI-0351

Excepting from Parcel 1 and Parcel 2 any portion lying within 500 South or Stringtown Road.