

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

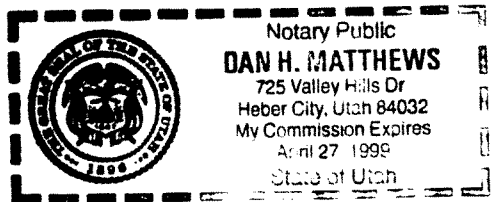
Subscribed and sworn to before me this 15 day of

July, 1996.

WITNESS my hand and official seal.

Signature

[Signature]
NOTARY



The Order of the Court is stated below:

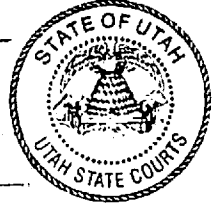
Dated: January 25, 2018
09:33:27 PM

/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

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.

Prepared by:

Ent 429987 Bk 1172 Pg 663-666
Date: 12-OCT-2016 1:55:31PM
Fee: \$16.00 Check Filed By: LA
PEGGY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: FARRELL DOUG

AFTER RECORDING RETURN TO:

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

AFFIDAVIT OF SUCCESSOR TRUSTEE

Escrow No. **Misc. ()**
A.P.N.: **00-0020-4275**

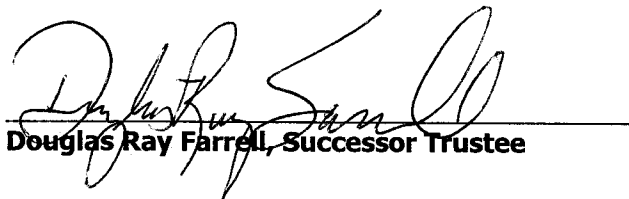
This Affidavit is given to evidence the death of Ray Farrell, Trustee of the The Farrell Family Trust, dated May 16, 2006, and to establish Douglas Ray Farrell and Lou Ann Farrell Lim, Successor Trustees of said Trust.

The undersigned hereby certifies that the Ray Farrell listed as Trustee of The Farrell Family Trust in that certain Warranty Deed recorded September 12, 2006 as Entry No. 307422 in Book 889, at Page 544, records of the Recorder of Wasatch County, Utah is one and the same person as Ray Farrell, listed decedent on the attached certified Certificate of Death.

And by virtue of that death certificate attached hereto and recorded as part hereof and said Declaration of Trust, I do hereby declare that the conditions for Successor Trustee appointment have been met and pursuant to said Declaration of Trust, that I the undersigned, am now authorized as Successor Trustee of said Trust to sell, convey and borrow against any assets of the Trust particularly the property located at (No situs address) 00-0020-4275, UT, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED: October 12, 2016



Douglas Ray Farrell, Successor Trustee

First American Title Insurance Agency, LLC

10/12/2016

Escrow No.: 8069999-7 (nh)

STATE OF UTAH)
)SS.
County of Wasatch)

On 10/12/16, before me, the undersigned Notary Public, personally appeared **Douglas Ray Farrell**, personally known to me (or 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.

WITNESS my hand and official seal.

My Commission Expires: 6/4/18

Marva Lee Edwards
Notary Public

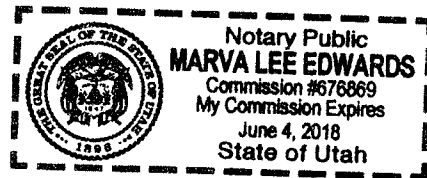


EXHIBIT "A"

Beginning at a point which is 912.64 feet West of 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, and running thence South 532 feet, thence West 410 feet to the West line of the Southwest quarter of the Northeast quarter of said Section 3; thence North 532 feet; thence East 410 feet to point of beginning.

Tax ID No. OWC-1147

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

Ent 429985 Bk 1172 Pg 0658

CERTIFICATE OF DEATH

State File Number: 2016013916

Ruth Curry Farrell

Ent 429987 Bk 1172 Pg 0666

DECEDENT INFORMATION

Date of Death:	September 30, 2016	Time of Death:	21:28
City of Death:	Heber City	County of Death:	Wasatch
Age:	79	Date of Birth:	June 1, 1937
Place of Birth:	Heber City, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:	Ray Farrell (deceased)	Usual Occupation:	Homemaker
Industry/Business:	Own Home	Education:	Some College but No Degree
Residence:	Heber City, Utah	Father's Name:	Allen Lewis Curry
Mother's Name:	Lola Mae Dickson	Facility Type:	Hospital Inpatient
Facility or Address:	Heber Valley Medical Center		

INFORMANT INFORMATION

Name:	Annette Farrell Norten	Relationship:	Daughter
Mailing Address:	1675 North Callaway Drive, Heber, Utah 84032		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Heber City Cemetery, Heber City, Utah
Date of Disposition:	October 8, 2016

FUNERAL HOME INFORMATION

Funeral Home:	Probst Family Funerals and Cremations
Address:	79 East Main Street, Midway, Utah 84049
Funeral Director:	Clinton Probst

MEDICAL CERTIFICATION

Certifying Physician:	Garrett Davis MD, 900 Round Valley Drive, Suite100, Park City (Summit), Utah 84060
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CAUSE OF DEATH

Pulmonary Embolism
 Due to (or as a consequence of): Hip Fracture
 Due to (or as a consequence of): Ground Level Fall
 Other significant conditions: Lupus, Parkinson's, Dementia
 Tobacco Use: Non-user
 Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Accident

INJURY INFORMATION

Date of Injury:	September 30, 2016	Time of Injury:	08:27
Injury at Work:	No	Place of Injury:	Assisted Living Center
Location of Injury:	551 East 1200 South, Heber City, Utah		
How Injury Occurred:	Ground level fall from standing height		
Motor Vehicle Accident:	No		

Date Registered: October 7, 2016
 Date Issued: October 7, 2016

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: High Resolution Border, V & R images in top cycloids, and microtext. This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.

Richard J. Oborn
 Richard J. Oborn, MPA
 State Registrar
 Rev. 1/16



065406635

Randall K. Probst
 Randall K. Probst
 Director/Health Officer
 County/District Health
 Department



Quitclaim Deed

STEVE B. FARRELL and SUSAN S. FARRELL, grantors, of Wasatch County, State of Utah, hereby quitclaim to Steven B. Farrell and Susan S. Farrell, Trustees of the STEVEN AND SUSAN FARRELL FAMILY TRUST, created June 26, 2006, grantee, for the sum of \$10.00 dollars and other good and valuable consideration, the land in Wasatch County, Utah, described as follows:

Beginning 662.64 feet West from the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian, and running thence West 250.0 feet; thence South 235.0 feet; thence East 250.0 feet; thence North 235.0 feet to the Point of Beginning.
OWC-1149

Witness the hand of said grantors this 12th day of September, 2006.

Steven B. Farrell
Steven B. Farrell

Susan S. Farrell
Susan S. Farrell

STATE OF UTAH)
) ss.
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 12th day of September, 2006, by Steven B. Farrell and Susan S. Farrell who personally appeared before me and duly acknowledged to me that they executed the instrument.

Karly Schindler
Notary

