

MICROFILMED

DATE 5-31-77

BY *[Signature]*

Richard A. Rappaport
COHNE, RAPPAPORT & SEGAL
920 Boston Building
Salt Lake City, Utah 84111
Telephone: 532-2666
Attorney for Petitioner

FILED IN CLERK'S OFFICE

Salt Lake County Utah

MAR - 2 1977

W. Sterling Evans, Clerk 3rd Dist. Court

By *[Signature]*
Deputy Clerk

27

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

STATE OF UTAH

PROBATE DIVISION

3424179

In the matter of the Estate of)

OLGA ALFRIDA MARIE CHRISTENSEN)
NIELSEN, aka OLGA NIELSEN,)

Deceased.)

ORDER SETTLING FIRST AND FINAL
ACCOUNT, DECREE OF DISTRIBUTION
AND DISCHARGE OF ADMINISTRATRIX

Probate No. 63441

UT-32452

EDNA MARIE NIELSEN, Administratrix in the above-captioned estate, having heretofore rendered and filed herein a full account of her administration of said estate, together with her Petition for the Final Distribution of said estate, and said account and petition coming on regularly this 2nd day of ~~February~~ ^{March}, 1977, to be heard, proof having been made to the satisfaction of the Court that the Clerk has given notice of the settlement of said account and of the hearing of said petition in the manner and for the time required by law, the Court finds:

1. That said account is, in all respects, true and correct and that all expenditures asked to be approved are proper and reasonable, and that the property of said estate in the hands of said Administratrix at the time of the filing of said account consists of a parcel of real property, more particularly described as Lots 72 & 73, Block 3, Burton Place, according to the official Plat thereof on file in the office of the Salt Lake County Recorder, said property being situated in Salt Lake County, State of Utah.

2. Notice to creditors having been duly given and published in the Salt Lake Times, a newspaper of general circulation, published in Salt Lake City and County, State of Utah, beginning on October 22, 1976 and ending on November 12, 1976, and published therein regularly as required by law, and proof thereof and a decree establishing due and legal notice to creditors having been duly filed, and the time for presenting claims against the estate having expired, and no one presenting any such claims.

3. That all claims and debts against said estate for taxes due and payable by said estate, and all debts, expenses and charges of administration due and owing having been fully paid, waived or discharged, and said estate being ready for distribution, it is now in a condition to be closed.

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4. That the asset in said estate was the real property described above, to wit: property situated in Salt Lake County, and known as Lots 72 and 73, Block 3, Burton Place, according to the official plat of the Recorder of Salt Lake County.

5. That the whole of said estate was the separate property of the said decedent.

6. That decedent left surviving her as heirs as law, to wit: EDNA MARIE NIELSEN, residing at 39 West Burton Place, Salt Lake City, Utah, her daughter, age 51; and FRANCIS ALFRED NIELSEN residing at 300 East Rose, La Habra, California, age 53, her son.

7. That by the Succession Laws of Utah, the heirs abovementioned are entitled to succeed to the assets in the estate in the following proportions: fifty (50%) percent to EDNA MARIE NIELSEN, and fifty (50%) percent to FRANCIS ALFRED NIELSEN.

8. That the estate has incurred debts in the sums as follows:

\$20.00 filing fees	\$ 45.00 appraisal fee
\$24.00 publications fee	
\$300.00 attorney's fees	

and that RICHARD A. RAPPAPORT, Attorney for Administratrix and Petitioner, is entitled to reimbursement for his services herein.

9. That the \$300.00 attorney's fee is reasonable and that RICHARD A. RAPPAPORT is entitled to withdraw that sum.

IT IS THEREFORE ORDERED, ADJUDGED and DECREED that the Final Account of the Administratrix be, and the same is hereby finally settled, allowed, confirmed and approved; that the expenses of administration in closing said estate as set forth in the account of the Administratrix, together with the costs of administration and attorney's fees are hereby all allowed, authorized and directed to be paid by the Administratrix herein; that the estate be, and it is hereby distributed as follows: an undivided one-half interest in and to that certain real property in Salt Lake County more particularly described as Lots 72 and 73, Block 3, Burton Place, according to the official Plat thereof is hereby distributed to EDNA MARIE NIELSEN, and a one-half undivided interest in the above described Lots 72 and 73, Block 3, Burton Place, Salt Lake County, Utah as recorded in the official Plat of the office of the Salt Lake County Recorder is hereby distributed to FRANCIS ALFRED NIELSEN; that any assets subsequently discovered be distributed to EDNA MARIE NIELSEN and FRANCIS ALFRED NIELSEN, one-half (1/2) to each.

That the Administratrix, who is the Petitioner herein, having completed her duties hereunder, is fully discharged from her trust herein, together with sureties under the Administratrice's bond and who are herewith discharged from their suretyship upon the disbursement of the said property herein referred to to the persons named herein.

DONE, in open Court, on this 16 day of ~~February~~ March, 1977.

ATTEST
W. STERLING EVANS
Clerk

BY THE COURT:

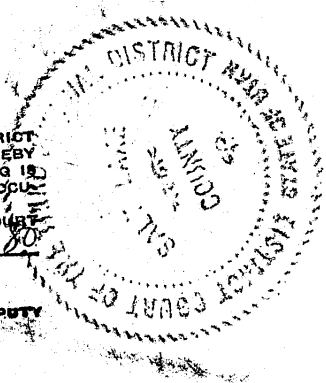
By [Signature]
Deputy Clerk

[Signature]
District Judge

STATE OF UTAH }
COUNTY OF SALT LAKE } 88

I, THE UNDERSIGNED, CLERK OF THE DISTRICT COURT OF SALT LAKE COUNTY, UTAH, DO HEREBY CERTIFY THAT THE ANNEXED AND FOREGOING IS A TRUE AND FULL COPY OF AN ORIGINAL DOCUMENT ON FILE IN MY OFFICE AS SUCH CLERK. WITNESS MY HAND AND SEAL OF SAID COURT.

THIS 16 DAY OF April 1980
W. STERLING EVANS, CLERK
BY [Signature] DEPUTY



059

[Signature]
UTAH TITLE & ABST.

APR 16 3 01 PM '80

KATIE L. OXON
RECORDER
SALT LAKE COUNTY
UTAH

Recorded at Request of Grantee, P.O. Box 25728, Salt Lake City, Utah 84125

at M. Fee Paid \$

by Dep. Book Page Ref.:

Mail tax notice to Address

3889156

WARRANTY DEED

ROY E. McGUIRE AS to an undivided 75% interest and
SIDNEY R. PETERSEN, as to an undivided 25% interest
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to

grantor

THOMAS YOUNG JR. AND HENRY SCHUTTE, TRUSTEES FOR YOUNG ELECTRIC SIGN CO.,
EMPLOYEES PROFIT-SHARING PENSION PLAN AND TRUST.

of Salt Lake City, Salt Lake County, State of Utah
TEN AND OTHER GOOD AND VALUABLE CONSIDERATIONS-----
grantee for the sum of -----DOLLARS,

the following described tract of land in Salt Lake County,
State of Utah:

Lots 72, 73, 74, and 75, Block 3, BURTON PLACE according to the official plat
thereof, recorded in the office of the County Recorder of Salt Lake County,
Utah.

650
SIGNED AND FILED
JAN 5 11 39 AM '84
RECORDER OF DEEDS
SALT LAKE COUNTY, UTAH
FRANK DIXON

Subject to current general taxes, easements, restrictions, and rights of
way of record or enforceable in law or equity.

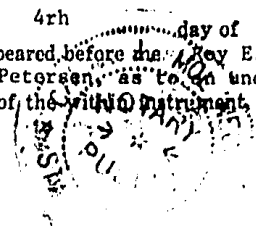
WITNESS, the hand of said grantor, this 4th day of
January, A. D. 19 84

Signed in the Presence of

Roy E. McGuire undivided 75% interest
Sidney R. Petersen undivided 25% interest

STATE OF UTAH,
County of Salt Lake } ss.

On the 4th day of January, A. D. 19 84
personally appeared before me Roy E. McGuire as to an undivided 75% interest and
Sidney R. Petersen, as to an undivided 25% interest
the signers of the within instrument, who duly acknowledged to me that he executed the
same.



Gary D. McInnes
Notary Public.

My commission expires June 22, 1985 Residing in Salt Lake City, Utah

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