

14157213 B: 11447 P: 3359 Total Pages: 3
09/27/2023 03:15 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

MAIL TAX NOTICES TO GRANTEE AT:

5295 SO. COMMENCE DR
STE 150, SALT LAKE CITY, UT
GT TITLE 84107
File No. SL54862CE

Property Reference Information:

Tax Parcel No(s): 15-13-428-013

Property Address(es) (if any):

1742 SOUTH RICHARDS STREET, SALT LAKE CITY, UT 84115

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is given by **CHET TIDESTRAND** (hereinafter referred to as "Grantor"), as qualified General Personal Representative of the Estate of **HUGH GODWINN VANN, III, AKA HUGH VANN**, deceased, pursuant to Probate Case No. **233902193**, in the **THIRD** Judicial District Court, **SALT LAKE** County, State of Utah, as evidenced by the Letters of Administration / Letters Testamentary entered in said case attached hereto as an Exhibit.

HUGH GODWINN VANN, III, AKA HUGH VANN is one and the same person as **HUGH VANN** who acquired title to the real property described herein by that certain deed recorded in the Recorder's Office, **SALT LAKE** County, Utah, on **OCTOBER 30, 2003** as Entry No. **8873487**.

Grantor, in exchange for good and valuable consideration, hereby conveys and warrants to

ARJ INVESTING LLC, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOTS 36 AND 37, BLOCK 3, QUAYLES ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH ONE-HALF VACATED ALLEY ABUTTING ON THE WEST.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appears on the following page.]

Information for reference purposes:

GT Title File No.: **SL54862CE**

Tax Parcel No(s): **15-13-428-013**


Property Address(es) (if any):

1742 SOUTH RICHARDS STREET, SALT LAKE CITY, UT 84115

-Signature Page and Notary Acknowledgment to Personal Representative's Deed-

THE INDIVIDUAL WHO SIGNS THIS INSTRUMENT HEREBY CERTIFIES, REPRESENTS, AND WARRANTS THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE REAL PROPERTY DESCRIBED HEREIN AND THAT HE/SHE HAS EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY.

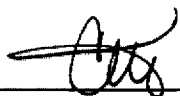
Witness the hand of Grantor this 21 day of **SEPTEMBER, 2023**.




CHET TIDESTRAND,
 General Personal Representative of the Estate of
HUGH GODWINN VANN, III, AKA HUGH VANN,
 deceased

STATE OF UTAH)
)
 COUNTY OF Salt Lake) ss.
)

On this 21 day of **September, 2023**, personally appeared before me **CHET TIDESTRAND**, as General Personal Representative of the Estate of **HUGH GODWINN VANN, III, AKA HUGH VANN**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she/ executed this instrument. Witness my hand and official seal.



 NOTARY PUBLIC

 **CHRISTINA MOSER**
 Notary Public State of Utah
 My Commission Expires on:
 October 1, 2024
 Comm. Number: 714398

The Order of the Court is stated below:

Dated: September 20, 2023
04:21:08 PM

/s/ MERLINDA PHIPPS
District Court Clerk



James P. Alder, Esq. 07798
ALDER LAW GROUP, P.C.
PO Box 1514
Bountiful, Utah 84011
(801) 463-2600
ATTORNEY FOR PERSONAL REPRESENTATIVE

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY

STATE OF UTAH

IN THE MATTER OF THE ESTATE OF

HUGH GODWINN VANN, III,
aka HUGH VANN

Deceased.

LETTERS OF ADMINISTRATION

Probate No. 233902193

1. Chet Tidestrand was duly appointed and qualified as General Personal Representative of the estate of the above-named decedent on the date affixed to the upper right corner of the first page of this Order by the Registrar, with all authority hereto.
2. Administration of the estate is unsupervised.
3. These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

******END OF LETTERS OF ADMINISTRATION******

In accordance with the Utah State District Court eFiling standards No 4, and URCP 10(e), these Letters of Administration do not bear the handwritten signature of the Judge, but instead display an electronic signature at the upper, right-hand corner of the first page of these Letters of Administration along with the court's seal and the date and time these Letters of Administration were executed.