14171455 B: 11454 P: 7407 Total Pages: 4
11/03/2023 03:51 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

When Recorded mail to: Sean O'Brien 2500 E. Olympus Dr. Holladay, UT 84124

File No.: 172653-PCP

AFFIDAVIT DEATH OF A JOINT TENANT

I, Sean O'Brien, Personal Representative of The Estate of Verl R. O'Brien aka Verl Rich O'Brien, being of legal age and being first duly sworn, depose and state as follows:

Karen Marie O'Brien, the decedent in the attached certificate of death or other document witnessing death is the same person as Karen M. O'Brien, named as a party in the document dated June 12, 2009 recorded June 12, 2009 as Entry 10728299, records of the Salt Lake County Recorder, Utah.

Karen Marie O'Brien, the decedent in the attached certificate of death or other document witnessing death is the same person as Karen M. O'Brien, named as a party in the document dated May 21, 2009 recorded June 12, 2009 as Entry 10728298, records of the Salt Lake County Recorder, Utah.

This Affidavit is given to provide notice of the termination of the decedent's interest as a joint tenant in the following described property located in Salt Lake County, State of Utah:

PARCEL 1:

Beginning at a point South 00°31'14" West 1,085.76 and North 47°04'50" West 321.22 feet and North 71°08'22" West 135.08 feet and North 86°00'00" West 109.68 feet and South 00°31'14" West 145.96 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 77°06'00" West 79.37 feet along the South property line of the Nelson tract; thence North 29.18 feet to the centerline of Millcreek Stream; thence North 86°15'00" East along the centerline of said stream 38.0 feet; thence South 73°12'00" East 41.56 feet along said centerline to the Nelson East property line; thence South 00°31'14" West 37.37 feet to the point of beginning.

PARCEL 2:

Beginning at the Southeast corner of Coons property description, said point being South 00°31'14" West 1,085.76 feet and North 47°04'50" West 321.22 feet and North 71°08'22" West 135.08 feet and North 86°00'00" West 20.15 feet and Easterly 0.64 feet and South 00°31'14" West 223.93 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°00'00" West 84.92 feet; thence North 77°06'00" West 47.99 feet; thence North 00°31'14" East 38.06 feet to the centerline of Millcreek Stream; thence along said centerline of Millcreek Stream the following (7) courses; (1) South 72°00'00" East 38.0 feet; (2) South 54°00'00" East 21.0 feet; (3) South 36°00'00" East 18.0 feet; (4) South 23°00'00" East 26.0 feet; (5) Southeasterly on a 62 foot radius curve to the right, chord bears South 05°30'07" East 23.84 feet, a distance of 23.99 feet; (6) South 03°26'00" West 12.65 feet; and (7) South 30°00'00" East 27.00 feet to the point of beginning.

TAX ID NO.: 16-35-276-037 and 16-35-276-039

Dated October 23, 2023

PEARL CARLSON NOTARY PUBLIC - STATE OF UTAH

My Commission Expires April 17, 2027 COMMISSION NUMBER 730583

April 17, 2027 130583

COUNTY OF ORANGE

HEALTH CARE AGENCY

1200 N. MAIN STREET, SUITE 100-A SANTA ANA, CALIFORNIA 92701

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CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF ORANGE

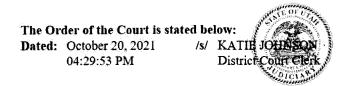
This is a true and exact reproduction of the document officially registered and placed on file in the office of the Vital Records Section, Orange County Health Care Agency.

November 21, 2016

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE







John N. Brems (3769) **BREMS LAW** 10717 Watery Way South Jordan, Utah 84009 Telephone: (801) 580-2347

Attorney for Applicant

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

IN THE MATTER OF THE ESTATE OF VERL R. O'BRIEN aka VERL RICH O'BRIEN		LETTER TESTAMENTARY Probate No.213902158
Deceased.		Judge Robert Faust

- Sean O'Brien was duly appointed and qualified as Personal Representative of the Estate of the above-named decedent on the 20th day of October, 2021, by the Court, with all authority pertaining to such office.
 - 2. Administration of the Estate is unsupervised.
- 3. These Letters are issued to evidence the appointment, qualification, and authority of the Personal Representative.

ENTERED BY THE CLERK OF THE COURT ON THE DATE INDICATED BY THE PROPOSED COURT'S SEAL AT THE TOP RIGHT OF THE FIRST PAGE

October 20, 2021 04:29 PM 1 of 1

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