

14276755 B: 11511 P: 7350 Total Pages: 2  
08/15/2024 02:33 PM By: csummers Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CHICAGO TITLE DRAPER  
11650 S STATE ST STE 102DRAPER, UT 840207144

Chicago Title Agency of Utah, LLC  
WHEN RECORDED RETURN TO:  
The 2535 E Hillside Village Ct, Salt Lake City, Ut 84121 Trust UA 8/14/2024  
2943 Parkway Blvd #33  
Salt Lake City, UT 84119

File No.: CTUT2400505-PE

### PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by **Joanne Lewis, Jeannette Hale and James Walsh** as Grantor(s) to: Eagle Nest Equity, LLC, A Utah Limited Liability Company, as Grantee(s).

Whereas Grantor is the qualified Personal Representative of said estate of Jeffrey Elliott Walsh, filed as Probate No. 243900118 in the Third District Court in and for Salt Lake County, State of Utah.

THEREFORE, for value consideration received Grantor(s) hereby sells and conveys to Grantee(s) all of the estate's interest in the following described real property located in Salt Lake County, State of Utah:

**For APN/Parcel ID(s): 22-22-476-032**

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**PARCEL 1:**

LOT 16A, HILLSIDE VILLAGE SUBDIVISION, (AMENDED) ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 83-2 OF PLATS AT PAGE 12, RECORDS OF SALT LAKE COUNTY, UTAH.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16A AND RUNNING THENCE NORTH 89 DEGREES 56 MINUTES WEST 2.00 FEET, MORE OR LESS, TO THE WESTERLY EDGE OF AN EXISTING CONCRETE WALL EXTENDED; THENCE SOUTH 34 DEGREES 55 MINUTES 12 SECONDS WEST 40 FEET, MORE OR LESS ALONG THE WESTERLY EDGE OF SAID CONCRETE WALL TO THE SOUTHERLY LOT LINE; THENCE SOUTH 89 DEGREES 56 MINUTES EAST 2.00 FEET, MORE OR LESS, TO THE EASTERLY LOT LINE; THENCE NORTH 34 DEGREES 28 MINUTES 30 SECONDS EAST 40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PERSONAL REPRESENTATIVE'S DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

EXECUTED this 14 day of August, 2024.

The Estate of Jeffrey Walsh

BY: Joanne W Lewis  
Joanne Lewis  
Personal Representative

BY: Jeannette E. Hale  
Jeannette Hale  
Personal Representative

BY: James Walsh  
James Walsh  
Personal Representative

State of UTAH

County of SALT LAKE

On this 14<sup>th</sup> day of August, in the year 2024 personally appeared before me, Joanne Lewis, Jeannette Hale, James Walsh, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Personal Representatives of the estate of Estate of Jeffrey Elliott Walsh, and they acknowledged to me that they executed the same.

Witness my hand and official seal.

Signature: [Handwritten Signature]

(Seal)

