

COURTESY RECORDING: This document  
is being recorded solely as a courtesy  
and an accommodation to the parties named herein.

MAIL TAX NOTICES TO:

Thomas William Van Leeuwen, Personal Representative  
P.O. Box 753  
Ingleside TX 78362

**Parcel ID No. 28-08-433-010-0000**

**PERSONAL REPRESENTATIVE'S DEED**

THIS DEED is made by THOMAS WILLIAM VAN LEEUWEN, as personal representative of the estate of Conrad R. Yiu a/k/a Conrad Yiu, a deceased person (“**GRANTOR**”);

To THOMAS WILLIAM VAN LEEUWEN, as personal representative of the estate of Conrad R. Yiu a/k/a Conrad Yiu, a deceased person (“**GRANTEE**”);

WHEREAS, Grantor is the qualified personal representative of said estate of Conrad R. Yiu a/k/a Conrad Yiu, a deceased person, filed as Probate Case No. 243902048 in the Third Judicial District Court, Salt Lake County, State of Utah (*see* Proof of Authority of Domiciliary Foreign Personal Representative, attached hereto as Exhibit “A”);

THEREFORE, Grantor quitclaims to Grantee all of the deceased’s rights, titles and interests in the following real property located at 9842 S. Tiger Eye Dr., Sandy, UT 84094, in Salt Lake County, State of Utah, and more particularly described as follows:

**LOT 511, SOUTHMOORE NO. 5 SUBDIVISION, according to the  
official plat thereof, recorded in Book 92-2 of Plats at Page  
19, records of Salt Lake County, Utah.**

**Parcel ID No. 28-08-433-010-0000**

(the “**Property**”).

[THE REST OF THIS PAGE IS LEFT INTENTIONALLY BLANK.]



**Exhibit "A"**

**Proof of Authority of Domiciliary Foreign Personal Representative**

Jennifer E. Decker, A8802  
FABIAN VANCOTT  
95 South State Street, Suite 2300  
Salt Lake City, Utah 84111  
Telephone: 801-531-8900  
Facsimile: 801-596-2814  
Email: jdecker@fabianvancott.com

Attorneys for Applicant

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

---

In the Matter of the Estate of:  
  
Conrad R. Yiu a/k/a Conrad Yiu,  
  
a deceased person.

**PROOF OF AUTHORITY OF  
DOMICILIARY FOREIGN  
PERSONAL REPRESENTATIVE**

Case No. 243902048

Judge Kara Pettit

---

The undersigned Applicant, Thomas William Van Leeuwen, as domiciliary foreign personal representative of the estate of the above-named decedent, states and represents that:

1. The decedent, Conrad R. Yiu a/k/a Conrad Yiu, died on November 24, 2023, at the age of 57 years. At the time of death, the decedent was a resident of San Patricio County, State of Texas. A copy of the decedent's death certificate is attached hereto as **Exhibit "A"**.

2. On or about February 26, 2024, Applicant, Thomas William Van Leeuwen, was duly and properly appointed independent executor of the decedent's estate by the County Court at Law #2, of San Patricio County, State of Texas. A true and correct, certified and authenticated

copy of the Letters Testamentary, and Order Admitting Will to Probate and Authorizing Letters Testamentary, entered by the by the County Court at Law #2, of San Patricio County, State of Texas, is attached hereto as **Exhibit “B”**.

3. At the time of the decedent’s death, the decedent owned interests in various assets and properties. In particular, the decedent owned an interest in the following real property (the “**Real Property**”) located at 9842 S. Tiger Eye Dr., Sandy, UT 84094, in Salt Lake County, State of Utah, and more particularly described as follows:

**LOT 511, SOUTHMOORE NO. 5 SUBDIVISION, according to the official plat thereof, recorded in Book 92-2 of Plats at Page 19, records of Salt Lake County, Utah.**

**Parcel ID No. 28-08-433-010-0000**

4. There is no administration of the decedent’s estate, or application or petition for such administration, pending in the State of Utah.

5. This proof of authority is filed pursuant to Utah Code Ann. §§ 75-4-204 and 205 to enable the undersigned Applicant, Thomas William Van Leeuwen, to exercise the powers of a local personal representative in the State of Utah and to maintain actions and proceedings in the State of Utah, subject to any conditions imposed upon nonresident parties generally.

WHEREFORE, by filing of this Proof of Authority of Domiciliary Foreign Personal Representative, this Court hereby:

1. Recognizes, acknowledges and authorizes Thomas William Van Leeuwen’s appointment as personal representative of the decedent’s estate by the County Court at Law #2, of San Patricio County, State of Texas;

2. Enables Thomas William Van Leeuwen to exercise the powers of local personal representative, including the authority to conduct all matters relating to the sales, transfers or dispositions of the decedent's interest in the Real Property or otherwise relating to the decedent's interest in the Real Property including, but not limited to, the right and power as personal representative to execute deeds to transfer, sale or otherwise dispose of the decedent's interest in the Real Property, and including, but not limited to, the preparation and recordation of a transfer deed or other documentation with the Recorder's Office for Salt Lake County, State of Utah, to effectuate the transfer, sale or disposition of the decedent's interest in the Real Property; and

3. Enables Thomas William Van Leeuwen to exercise the powers of local personal representative to do all else necessary with respect to the decedent's assets and property located within the State of Utah.

DATED this 16<sup>th</sup> day of August, 2024.

FABIAN VANCOTT

*/s/ Jennifer E. Decker*  
Jennifer E. Decker  
*Attorneys for Applicant*

**VERIFICATION**

Applicant, Thomas William Van Leeuwen, hereby declares under criminal penalty under the law of Utah that the foregoing is true and correct.

DATED this 16<sup>th</sup> day of August, 2024.

*/s/ Thomas William Van Leeuwen*  
Signed by Jennifer E. Decker  
with permission of Thomas William Van  
Leeuwen

**Exhibit "A"**  
**Death Certificate**

**STATE OF TEXAS**  
**CERTIFICATION OF VITAL RECORD**

**DEPARTMENT OF STATE HEALTH SERVICES**  
**VITAL STATISTICS**

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS  
Dec 07 2023

**STATE OF TEXAS**      **CERTIFICATE OF DEATH**      **STATE FILE NUMBER**      **142-23-207666**

1. LEGAL NAME OF DECEASED (Include AKA's, if any) (First, Middle, Last) (Before Marriage)      2. DATE OF DEATH      ACTUAL OR PRESUMED  
(mm-dd-yyyy)      **NOVEMBER 24, 2023**

CONRAD R. YIU  
3 SEX      4. DATE OF BIRTH (mm dd yyyy)      5. AGE Last Birthday (Years)      IF UNDER 1 YR      IF UNDER 1 DAY      6. BIRTHPLACE (City & State or Foreign Country)  
**MALE**      **DECEMBER 19, 1965**      **57**      **Mo**      **Days**      **Hours**      **Mins**      **KANKAKEE, IL**

7. SOCIAL SECURITY NUMBER      8. MARITAL STATUS AT TIME OF DEATH      9. SURVIVING SPOUSE'S NAME (If spouse, give name prior to first marriage)  
**375-66-4759**       Married       Widowed (but not remarried)       Divorced (but not remarried)       Never Married       Unknown

10a. RESIDENCE STREET ADDRESS      10b. APT NO      10c. CITY OR TOWN  
**368 WOODHAVEN**           **INGLESIDE**

10d. COUNTY      10e. STATE      10f. ZIP CODE      10g. INSIDE CITY LIMITS?  
**SAN PATRICIO**      **TEXAS**      **78362**       Yes       No

11. FATHER/PARENT 2 NAME PRIOR TO FIRST MARRIAGE      12. MOTHER/PARENT 1 NAME PRIOR TO FIRST MARRIAGE  
**CHAU RONG YANG**      **HEDY S. WU**

13. PLACE OF DEATH (CHECK ONLY ONE)  
IF DEATH OCCURRED IN A HOSPITAL      IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL  
 Inpatient       ER/Outpatient       DOA       Hospice Facility       Nursing Home       Decedent's Home       Other (Specify)

14. COUNTY OF DEATH      15. CITY/TOWN/ZIP (IF OUTSIDE CITY LIMITS, GIVE PRECINCT NO)      16. FACILITY NAME (If not institution, give street address)  
**DALLAS**      **DALLAS, 75230**      **MEDICAL CITY DALLAS HOSPITAL**

17. INFORMANT'S NAME & RELATIONSHIP TO DECEASED      18. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, Zip Code)  
**THOMAS W VAN HEELEN, FINE AND POWER OF ATTORNEY**      **368 WOODHAVEN, INGLESIDE, TX 78362**

19. METHOD OF DISPOSITION      20. SIGNATURE AND LICENSE NUMBER OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH      21.       Unknown  
 Burial       Cremation       Donation      **JACKLYNN THOMPSON, BY ELECTRONIC SIGNATURE -**      Section \_\_\_\_\_  
 Entombment       Removal from state       Mausoleum      **116720**      Block \_\_\_\_\_  
 Other (Specify)      Lot \_\_\_\_\_  
Space \_\_\_\_\_

22. PLACE OF DISPOSITION (Name of cemetery, crematory, other place)      23. LOCATION (City/Town and State)  
**NORTH TEXAS CREMATION SERVICES**      **FORT WORTH, TX**

24. NAME OF FUNERAL FACILITY      25. COMPLETE ADDRESS OF FUNERAL FACILITY (Street and Number, City, State, Zip Code)  
**SIMPLECREMATION ORG**      **4301 E LOOP 820 SOUTH, FORT WORTH, TX 76119**

26. CERTIFIER (Check only one)  
 Certifying physician To the best of my knowledge, death occurred due to the cause(s) and manner stated.  
 Medical Examiner/Justice of the Peace On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.

27. SIGNATURE OF CERTIFIER      28. DATE CERTIFIED (mm-dd-yyyy)      29. LICENSE NUMBER      30. TIME OF DEATH (Actual or presumed)  
**JAMES IKEMBA, BY ELECTRONIC SIGNATURE**      **DECEMBER 6, 2023**      **L8094**      **04 54 PM**

31. PRINTED NAME, ADDRESS OF CERTIFIER (Street and Number, City, State, Zip Code)      32. TITLE OF CERTIFIER  
**JAMES IKEMBA, 13737 NOEL ROAD, DALLAS, TX 75240**      **MD**

33. PART 1. ENTER THE CHAIN OF EVENTS, DISEASES, INJURIES OR COMPLICATIONS THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. DO NOT ABBREVIATE. ENTER ONLY ONE CAUSE ON EACH.  
IMMEDIATE CAUSE (Final disease or condition resulting in death)      a. **ACUTE STROKE**      DAYS  
Due to (or as a consequence of) \_\_\_\_\_  
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated, the events resulting in death) LAST      b. \_\_\_\_\_      DAYS  
Due to (or as a consequence of) \_\_\_\_\_  
c. \_\_\_\_\_      DAYS  
Due to (or as a consequence of) \_\_\_\_\_  
d. \_\_\_\_\_      DAYS

PART 2. ENTER OTHER CAUSE GIVEN IN PART 1      SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING      34. WAS AN AUTOPSY PERFORMED?       Yes       No

35. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?       Yes       No

36. MANNER OF DEATH      37. DID TOBACCO USE CONTRIBUTE TO DEATH?      38. IF FEMALE      39. IF TRANSPORTATION INJURY SPECIFY  
 Natural       Yes       No       Driver/Operator  
 Accident       No       Pregnant at time of death       Passenger  
 Suicide       Previously       Not pregnant, but pregnant within 42 days of death       Pedestrian  
 Homicide       Probably       Not pregnant, but pregnant 43 days to one year before death       Other (Specify)  
 Pending Investigation       Unknown       Unknown if pregnant within the past year

40a. DATE OF INJURY (mm dd yyyy)      40b. TIME OF INJURY      40c. INJURY AT WORK?      40d. PLACE OF INJURY (e.g., Decedent's home, construction site, restaurant, wooded area)  
 Yes       No

40e. LOCATION (Street and Number, City, State, Zip Code)      40f. COUNTY OF INJURY

41. DESCRIBE HOW INJURY OCCURRED

42a. REGISTRAR FILE NO      42b. DATE RECEIVED BY LOCAL REGISTRAR      42c. REGISTRAR  
**02012166**      **DECEMBER 7, 2023**      *[Signature]*

EUR NUMBER      00044445767960

This is a true and correct copy of the record as registered in the State of Texas. Issued under the authority of Section 191.051, Health and Safety Code.

ISSUED      Dec 12 2023

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS UNIT

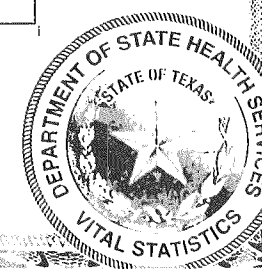
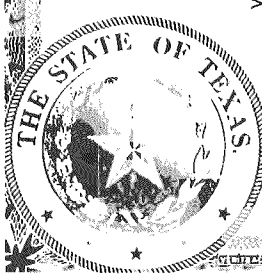
WARNING: The penalty for knowingly making a false statement in this form can be 2-10 years in prison and a fine up to \$10,000 (Health and Safety Code, Sec. 195.1883)

CAUSE OF DEATH

VS-112 REV 1/2006

14277627 B: 11512 P: 2881 Page 8 of 12

JON



*[Signature]*  
TARA DAS  
STATE REGISTRAR



**Exhibit "B"**  
**Letters Testamentary &**  
**Order Admitting Will to Probate and Authorizing Letters Testamentary**  
**County Court at Law #2, of San Patricio County, State of Texas**



## LETTERS TESTAMENTARY

CAUSE NO. 24-PR-15057-B

FOR THE ESTATE OF

CONRAD R. YIU, Deceased

The State of Texas  
In County Court At Law #2  
Of San Patricio County, Texas

I, GRACIE ALANIZ-GONZALES, Clerk of the County Court At Law No. 2 of San Patricio County, Texas, do hereby certify that on this the 26th day of February, 2024, the Court Granted LETTERS TESTAMENTARY in the Estate of CONRAD R. YIU, Deceased, and that THOMAS WILLIAM VAN LEEUWEN qualified as INDEPENDENT EXECUTOR, of said Estate on February 26, 2024, as the law requires, and that said appointment is still in full force and effect.

Witness my hand and seal of said Court, at Sinton, San Patricio County, Texas on this the 26<sup>TH</sup> day of February, 2024.

GRACIE ALANIZ-GONZALES  
COUNTY CLERK  
SAN PATRICIO COUNTY

By:  Deputy

CAUSE NO. 24-PR-15057-B

ESTATE OF	§	IN THE COUNTY COURT AT LAW
	§	
CONRAD R. YIU,	§	NO. 2
	§	
DECEASED	§	SAN PATRICIO COUNTY, TEXAS

**ORDER ADMITTING WILL TO PROBATE AND  
AUTHORIZING LETTERS TESTAMENTARY**

On this day, the Court heard the Application for Probate of Will and Issuance of Letters Testamentary (“Application”) filed by Thomas William Van Leeuwen (“Applicant”) in the Estate of Conrad R. Yiu, Deceased (“Decedent”).

The Court heard the evidence and reviewed the Will and the other documents filed herein, and finds that the allegations contained in the Application are true; that notice and citation have been given in the manner and for the length of time required by law; that Decedent is dead and that four years have not elapsed since the date of Decedent's death; that this Court has jurisdiction and venue of the Decedent's estate; that Decedent left a Will dated May 27, 2014, executed with the formalities and solemnities and under the circumstances required by law to make it a valid Will (the “Will”); that on such date Decedent had attained the age of 18 years and was of sound mind; that the Will was not revoked by Decedent; that no objection to or contest of the probate of the Will has been filed; that all of the necessary proof required for the probate of the Will has been made; that the Will is entitled to probate; that in the Will, Decedent named Thomas William Van Leeuwen as Independent Executor, to serve without bond, who is duly qualified and not disqualified by law to act as such and to receive Letters Testamentary; that a necessity exists for the administration of Decedent's estate; and that no interested person has applied for the appointment of appraisers and none are deemed necessary by the Court.

{C3103637.DOCX:1}

It is ORDERED that the Will is admitted to probate, and the Clerk of this Court is ORDERED to record the Will, together with the Application in the Minutes of this Court.

It is ORDERED that no bond or other security is required and that upon the taking and filing of the Oath required by law, that Letters Testamentary shall issue to Thomas William Van Leeuwen who is appointed as Independent Executor of Decedent's Will and Estate, and no other action shall be had in this Court other than the return of an Inventory, Appraisement and List of Claims, or Affidavit in Lieu of Inventory, Appraisement and List of Claims, as required by law.

SIGNED this 26<sup>th</sup> day of Feb, 2024.

  
JUDGE PRESIDING

FILED  
AT 10:50 M O'CLOCK

FEB 26 2024

GRACIELA ANIZ-GONZALES, COUNTY CLERK  
SAN PATRICK COUNTY, TEXAS  
BY  DEPUTY