

The Order of the Court is stated below:

Dated: December 12, 2022
09:59:34 AM

/s/ RACHELLE JOHNSON
District Court Clerk



Jared M. Anderson (10154)
Theodore G. Davis (17973)
ANDERSON LAW OFFICES
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Spanish Fork, Utah 84660
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E-mail: theo@jmalaw.com
Attorneys for Valinda Bates Hanks

IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR UTAH COUNTY, STATE OF UTAH

| | |
|--|---|
| IN THE MATTER OF THE ESTATES OF: ARLENE PETERSON and EUGENE WAYNE PETERSON, Deceased. | LETTERS TESTAMENTARY Case No.: 223401202 Judge: Anthony Howell |
|--|---|

1. Valinda Bates Hanks was duly appointed and qualified as Personal Representative of the estate of the above-named decedents on the 8th day of December, 2022, by the Court, with all authority pertaining thereto.

2. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said Personal Representative.

**[THIS ORDER IS EFFECTIVE WHEN DIGITALLY SIGNED AND
DATED ABOVE ON TOP OF PAGE ONE]**

ENT 25428 BK 2808 PG 49
NINA B REID UTAH CO RECORDER BY MB
1991 JUN 28 4:11 PM FEE 8.50
RECORDED FOR MOUNTAIN WEST TITLE CO

Recorded at Request of _____

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref. _____

Mail tax notice to Harold Peterson Address 553 No 800 East Spr Fork Utah 84460

WARRANTY DEED

DOLORES S. AITKEN Co Trustee, and DOUGLAS MCKELL Successor Co Trustee of the MILO E. MCKELL TRUST dated January 13, 1982.

of SALT LAKE CITY, UTAH, County of SALT LAKE, State of Utah, hereby
CONVEY and WARRANT to _____ grantor

WAYNE EUGENE PETERSON and ARLENE M. PETERSON, husband and wife as joint tenants.

of SALT LAKE CITY, UTAH, County of _____, State of Utah, hereby
TEN AND NO/100 _____
and other good and valuable consideration _____
the following described tract of land in Salt Lake County,
State of Utah: _____
grantee
for the sum of
DOLLARS.

WITNESS, the hand of said grantor, this 26th day of June, A. D. 19 91

Signed in the Presence of

Dolores S. Aitken
Dolores S. Aitken

Douglas McKell
Douglas McKell

STATE OF UTAH,

County of Salt Lake } ss.

On the 26th day of June, A. D. 19 91
personally appeared before me Dolores S. Aitken Co Trustee and Douglas McKell
Successor Co Trustee of the Milo E. McKell Trust, dated January 13, 1982
the signers of the within instrument, who duly acknowledged to me they executed the
same.

My commission expires 5/1/92

Residing in _____

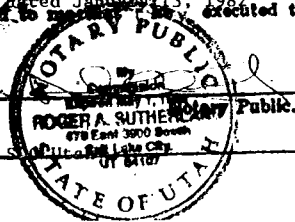


EXHIBIT "A"

ENT25428 BK 2808 PG 50

720
Also, beginning 20 chains East and 3 chains South 1° West and 4.72 chains South $29\frac{1}{4}^{\circ}$ East from the Northwest corner of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 34° East 4.03 chains; thence South $29\frac{1}{4}^{\circ}$ East 2.56 chains; thence South $20\frac{1}{4}^{\circ}$ East 2.38 chains; thence South $62\frac{1}{4}^{\circ}$ West 1.87 chains; thence South $9\frac{1}{2}^{\circ}$ West 5.28 chains; thence North $77^{\circ} 23'$ West 8.60 chains; thence North 3° East 4.15 chains North $32\frac{1}{4}^{\circ}$ East 1.56 chains; thence North $1\frac{1}{2}^{\circ}$ East 4 chains; thence North $45\frac{3}{4}^{\circ}$ East 1.03 chains; thence North $5\frac{1}{2}^{\circ}$ East 1.97 chains; thence East 5.11 chains to the point of beginning.

725
Commencing 20 chains East and 3 chains South of the Northwest corner of Section 30, Township 8 South, Range 3 East, Salt Lake Meridian; thence South $29\frac{1}{4}^{\circ}$ East 4.72 chains; thence West 5.11 chains; thence North $5-1\frac{1}{2}^{\circ}$ East 1.31 chains North 75° East 1.92 chains; thence North $19-1\frac{1}{2}^{\circ}$ East 2.46 chains to the beginning.

ENT 25429 BK 2808 PG 51
NINA B REID UTAH CO RECORDER BY MB
1991 JUN 28 4:12 PM FEE 8.50
RECORDED FOR MOUNTAIN WEST TITLE CO

Recorded at Request of _____

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref. _____

Mail tax notice to Wayne Peterson Address 555 W 800 East Sp. Fork, Utah
8/11/82

WARRANTY DEED

DOLORES S. AITKEN Co Trustee, and DOUGLAS MCKELL Successor Co Trustee of the Vera K. McKELL Trust dated January 13, 1982. grantor

of SALT LAKE CITY, UTAH, County of SALT LAKE, State of Utah, hereby
CONVEY and WARRANT to _____

WAYNE EUGENE PETERSON and ARLENE M. PETERSON, husband and wife as joint tenants.

of SALT LAKE CITY, UTAH grantee
TEN AND NO/100----- for the sum of
and other good and valuable consideration DOLLARS.
the following described tract of land in Salt Lake County,
State of Utah:

WITNESS, the hand of said grantor, this 26th day of
June, A. D. 1991.

Signed in the Presence of

Dolores S. Aitken
Dolores S. Aitken, Co Trustee

Douglas McKell
Douglas McKell, Co Trustee

STATE OF UTAH,

County of Salt Lake

On the 26th day of June, A. D. 1991
personally appeared before me Dolores S. Aitken Co Trustee and Douglas McKell Successor
Co Trustee of the Vera K. McKell Trust dated January 13, 1982.
the signers of the within instrument, who duly acknowledged to me that
same.

My commission expires 5/1/92 Residing in SLC Utah

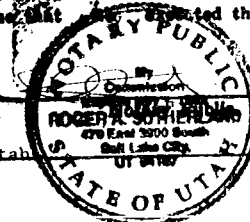


EXHIBIT "A"

ENT25429 BK 2808 PG 52

Also, beginning 20 chains East and 3 chains South 1° West and 4.72 chains South 29 1/4° East from the Northwest corner of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 34° East 4.03 chains; thence South 29 1/4° East 2.56 chains; thence South 20 1/4° East 2.38 chains; thence South 62 1/4° West 1.87 chains; thence South 9 1/2° West 5.28 chains; thence North 77° 23' West 8.60 chains; thence North 3° East 4.15 chains North 32 1/4° East 1.56 chains; thence North 1/2° East 4 chains; thence North 45 3/4° East 1.03 chains; thence North 5 1/2° East 1.97 chains; thence East 5.11 chains to the point of beginning.

TUP

Commencing 20 chains East and 3 chains South of the Northwest corner of Section 30, Township 8 South, Range 3 East, Salt Lake Meridian; thence South 29 1/4° East 4.72 chains; thence West 5.11 chains; thence North 5-1/2° East 1.31 chains North 75° East 1.92 chains; thence North 19-1/2° East 2.46 chains to the beginning.

When Recorded Mail To:
Arlene M. Peterson
555 North 800 East
Spanish Fork, Utah, 84660

ACCOMMODATION RECORDING
ONLY. ADVANCED TITLE MAKES
NO REPRESENTATION AS TO CON-
DITION OF TITLE, NOR DOES IT
ASSUME ANY RESPONSIBILITY
FOR VALIDITY, SUFFICIENCY OR
AFFECT OF DOCUMENT.

ENT 192941: 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Nov 16 04:44 PM FEE 40.00 BY CS
RECORDED FOR Advanced Title
ELECTRONICALLY RECORDED

AFFIDAVIT REGARDING DEATH OF A JOINT TENANT

STATE OF UTAH)
)
) :ss.
COUNTY OF UTAH)

Arlene Peterson, A.K.A. Arlene M. Peterson, after being duly sworn, declare and acknowledge the following are true and correct as to the best of her personal knowledge and belief:

- 1) That Wayne Eugene Peterson AKA Wayne W. Peterson who is named in the attached Death Certificate issued by the County of Salt Lake, State of Utah, Division of Vital Statistics, died on July 13, 2021.
LN
- 2) That prior to his death, Wayne Eugene Peterson AKA Wayne E. Peterson was Joint Tenants together with Arlene Peterson, A.K.A. Arlene M. Peterson, as recorded by that Warranty Deed recorded on June 28, 1991 as Entry No. 25428:1991 at Book 2808 at Page 49 with respect to the following described property, located in Salt Lake County, State of Utah:
Utah
LN
SEE ATTACHED EXHIBIT "A"
- 3) Arlene Peterson, A.K.A. Arlene M. Peterson is the current owner to the above described property.

Arlene Peterson
Arlene Peterson, A.K.A. Arlene M. Peterson

NOVEMBER, 2021
On the 16 day of March, 2021, personally appeared before me Arlene Peterson, A.K.A. Arlene M. Peterson, the signer of the within instrument, who duly acknowledged to me that she executed the same.

[Signature]

Notary Public
Residing in:

My Commission Expires:

10/12/23

SALT
LAKE

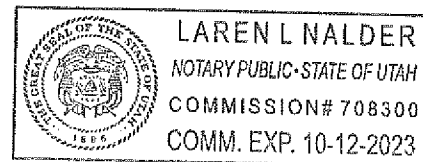


EXHIBIT "A"

PARCEL 1: BEGINNING 20 CHAINS EAST AND 3 CHAINS SOUTH 1° WEST AND 4.72 CHAINS SOUTH 29 1/4° EAST FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 34° EAST 4.03 CHAINS; THENCE SOUTH 29 1/4° EAST 2.56 CHAINS; THENCE SOUTH 20 1/4° EAST 2.38 CHAINS; THENCE SOUTH 62 1/4° WEST 1.87 CHAINS; THENCE SOUTH 9 1/2° WEST 5.28 CHAINS; THENCE NORTH 77°23' WEST 8.60 CHAINS; THENCE NORTH 3° EAST 4.15 CHAINS NORTH 32 1/4° EAST 1.56 CHAINS; THENCE NORTH 1/2° EAST 4 CHAINS; THENCE NORTH 45 3/4° EAST 1.03 CHAINS; THENCE NORTH 5 1/2° EAST 1.97 CHAINS; THENCE EAST 5.11 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON NOVEMBER 10, 2020, AS ENTRY NO. 177912:2020 OF OFFICIAL RECORDS.

LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON NOVEMBER 30, 2020, AS ENTRY NO. 189167:2020 OF OFFICIAL RECORDS

LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON NOVEMBER 30, 2020, AS ENTRY NO. 189177:2020 OF OFFICIAL RECORDS.

PARCEL 2: COMMENCING 20 CHAINS EAST AND 3 CHAINS SOUTH OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 29 1/4° EAST 4.72 CHAINS; THENCE WEST 5.11 CHAINS; THENCE NORTH 5-1/2° EAST 1.31 CHAINS NORTH 75° EAST 1.92 CHAINS; THENCE NORTH 19-1/2° EAST 2.46 CHAINS TO THE BEGINNING. LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON NOVEMBER 10, 2020, AS ENTRY NO. 177912:2020 OF OFFICIAL RECORDS.

LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON NOVEMBER 30, 2020, AS ENTRY NO. 189167:2020 OF OFFICIAL RECORDS.

LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENTS RECORDED ON NOVEMBER 30, 2020, AS ENTRY NO. 189177:2020 OF OFFICIAL RECORDS.

Tax I.D.: 27-041-0001, 27-041-0002

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

ENT 192941:2021 PG 3 of 3

CERTIFICATE OF DEATH

State File Number: 2021011245

Wayne Eugene Peterson

DECEDENT INFORMATION

| | | | |
|----------------------|---------------------|-------------------|--------------------------|
| Date of Death: | July 7, 2021 | Time of Death: | 23:15 |
| City of Death: | Spanish Fork | County of Death: | Utah |
| Age: | 85 | Date of Birth: | January 2, 1936 |
| Place of Birth: | Spanish Fork, Utah | Sex: | Male |
| Armed Services: | Unknown | Marital Status: | Married |
| Spouse's Name: | Arlene Markham | Usual Occupation: | Laborer |
| Industry/Business: | United States Steel | Education: | High School or GED |
| Residence: | Spanish Fork, Utah | Father's Name: | Francis Thomson Peterson |
| Mother's Name: | Mary Almanan Atwood | Facility Type: | Home |
| Facility or Address: | 555 North 800 East | | |

INFORMANT INFORMATION

| | | | |
|------------------|--|---------------|--------|
| Name: | Arlene Markham Peterson | Relationship: | Spouse |
| Mailing Address: | 555 North 800 East, Spanish Fork, Utah 84660 | | |

DISPOSITION INFORMATION

| | |
|------------------------|--|
| Method of Disposition: | Burial |
| Place of Disposition: | Spanish Fork City Cemetery, Spanish Fork, Utah |
| Date of Disposition: | July 13, 2021 |

FUNERAL HOME INFORMATION

| | |
|-------------------|--|
| Funeral Home: | Walker Funeral Home - Spanish Fork |
| Address: | 187 South Main, Spanish Fork, Utah 84660 |
| Funeral Director: | Shane A Westmoreland |

MEDICAL CERTIFICATION

Certifying Physician: Douglas R Mower MD, 226 North 1100 East, American Fork, Utah 84003

CAUSE OF DEATH

Interstitial Lung Disease
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: July 14, 2021

Date Issued: July 14, 2021

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics. Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext. This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



Linda S. Winger

Linda S. Winger, MSW, LCSW
State Registrar



* 0 6 6 8 2 1 1 9 0 *

Eric S. Edwards RN

Eric S. Edwards, MPA, MCHES
Executive Director
Utah County Health Department

