

8084855

Recorded at Request of: METRO NATIONAL TITLE  
File Number: 01029909

Mail Tax notice to:  
JOHN C. WORKMAN  
864 EAST 3950 SOUTH #A  
SALT LAKE CITY, UT 84107

8084855  
12/07/2001 03:39 PM 12.00  
Book - 8538 Pg - 2369-2370  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
METRO NATIONAL TITLE  
BY: ZJM, DEPUTY - WI 2 P.

WARRANTY DEED

SILVERWOOD FORTIETH LLC, a Utah Limited Liability

GRANTOR

of SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, hereby  
CONVEYS and WARRANTS TO:

JOHN C. WORKMAN

GRANTEE

of 864 EAST 3950 SOUTH #A, SALT LAKE CITY, UT 84107 for the  
sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION, the following described tract(s) of land in SALT  
LAKE County, State of Utah:

Unit No. 65, contained within the SILVERWOOD ESTATES  
CONDOMINIUM, PHASE II, as the same is identified in the Record  
of Survey Map recorded in Salt Lake County, Utah, November 4,  
1983, as Entry No. 3865799, in Book 83-11, at Page 0144, and in  
the Declaration of Covenants, Conditions and Restrictions and  
Bylaws of the SILVERWOOD ESTATES CONDOMINIUM, PHASE II,  
recorded in Salt Lake County, Utah, on August 30, 1979, as  
Entry No. 3329916, in Book 4934, at Page 358, in the Addendum  
to Declaration of Covenants, Conditions and Restrictions  
recorded January 3, 1980, as Entry No. 3384347, in Book 5018,  
at Page 341, in the Amended Declaration of Covenants,  
Conditions, Restrictions of the SILVERWOOD ESTATES CONDOMINIUM,  
PHASE II, recorded in Salt Lake County, Utah, on November 4,  
1983, as Entry No. 3865800, in Book 5504, at Page 2793, and in  
the SILVERWOOD ESTATES CONDOMINIUM, as amended and contracted  
Declarations of Covenants, Conditions and Restrictions,  
recorded November 13, 1985, as Entry No. 4162996, in Book 5708,  
at Page 2041 of Official Records. 10-32-379-013

TOGETHER WITH: (a) The undivided ownership interest in said  
Condominium Project's Common Areas and Facilities which is  
appurtenant to said Unit, (the referenced Declaration of  
Condominium providing for periodic alteration both in the  
magnitude of said undivided ownership interest and in the  
composition of the Common Areas and Facilities to which said  
interest relates); (b) The exclusive right to use and enjoy each  
of the Limited Common Areas which is appurtenant to said Unit,  
and (c) The non-exclusive right to use and enjoy the Common  
Areas and Facilities included in said Condominium Project (as  
said Project may hereafter be expanded) in accordance with the  
aforesaid Declaration and Survey Map (as said Declaration and  
Map may hereafter be amended or supplemented) and the Utah  
Condominium Ownership Act. Parcel No. 16-32-379-013

SUBJECT TO: County and/or City Taxes not delinquent; Bonds  
and/or Special Assessments not delinquent and Covenants,  
Conditions, Restrictions, Rights-of-Way, Easements, Leases and  
Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 3rd day of  
DECEMBER, 2001.

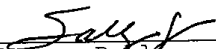
SILVERWOOD FORTIETH, LLC,  
a Utah Limited Liability Company

BY:   
SCOTT S. BENNION, Member

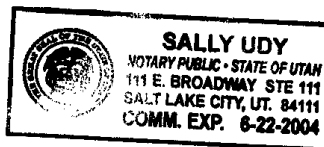
BK8538PG2369

STATE OF UTAH, County of SALT LAKE ) ss.

On this date, December 3, 2001, personally appeared before me SCOTT S. BENNION, who being by me duly sworn did say that he is a Member of SILVERWOOD FORTIETH LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its by-laws (or by authority of a resolution of its board of managers/members) and said SCOTT S. BENNION acknowledged to me that said limited liability company executed same.

  
\_\_\_\_\_  
Notary Public

My commission expires: June 22, 2004  
Residing in: Salt Lake City, Utah



BK8538PG2370

The Order of the Court is stated below:

Dated: March 07, 2023  
09:09:32 AM

At the direction of:  
/s/ ROBERT FAUST  
District Court Judge



by  
/s/ MERLINDA PHIPPS  
District Court Clerk

WILLIAM L. PRATER, Esq.  
(State Bar No. 2639)  
of and for  
WILLIAM L. PRATER, LLC  
Attorney for Applicant  
6925 Union Park Center, Suite 265  
Midvale, Utah 84047  
Telephone: (801) 566-8882

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

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<b>IN THE MATTER OF THE ESTATE</b>  <b>OF JOHN C. WORKMAN,</b>  <b>Deceased.</b>	) ) ) ) ) ) ) )	<b>STATEMENT OF INFORMAL</b> <b>PROBATE OF WILL AND</b> <b>INFORMAL APPOINTMENT OF</b> <b>PERSONAL REPRESENTATIVES</b>  <b>Probate No. 233900583</b> <b>Judge: Keith Kelly</b>
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Upon consideration of the Application for Informal Probate of Will and Informal Appointment of Personal Representatives filed by JUDY MARTINEZ and MELVIN WORKMAN, on March 6, 2023, the Registrar finds that:

1. The application is complete.
2. Applicants have made oath or affirmation that the state ments contained in the application are true to the best of appli cants' knowledge and belief.
3. Applicants appear from the application to be interested persons as defined by the Utah Uniform Probate Code.

4. On the basis of the statements in the application, venue is proper.

5. The original, duly executed, and apparently unrevoked will, dated November 2, 2018, was filed with the court's electronic storage system and is in the Registrar's possession.

6. Any required notice has been given or waived.

7. On the basis of the statements in the application, the will to which the application relates is not part of a known series of testamentary instruments (other than wills or codicils), the latest of which does not expressly revoke the former.

8. On the basis of the statements in the application no personal representative has been appointed in this state or elsewhere.

9. On the basis of the statements in the application, neither the will to which the application relates nor any other will of the decedent has been the subject of a previous probate order in this state.

10. It appears from the application that the time limit for informal probate and appointment has not expired.

11. The application does not indicate the existence of a possible unrevoked testamentary instrument which may relate to property subject to the laws of this state, and which is not filed for probate in this Court.

12. Based on the statements in the application, the persons whose appointment as personal representatives is sought are qualified to act as personal representatives and have priority entitling said persons to the appointment.

13. Bond is not required.

14. The applicable time period within which no action can be taken on an application for informal probate and appointment has elapsed.

THEREFORE,

1. The will of the decedent, dated November 2, 2018, is hereby informally probated.

2. JUDY MARTINEZ and MELVIN WORKMAN are hereby informally appointed personal representatives of the estate of the decedent, to act without bond.

3. Upon qualification and acceptance, Letters Testamentary shall be issued.

END OF DOCUMENT

COURT DATE & SIGNATURE AT TOP OF PAGE 1

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The Order of the Court is stated below:

Dated: March 07, 2023  
09:09:47 AM

/s/ MERLINDA PHIPPS  
District Court Clerk



1WILLIAM L. PRATER, Esq.  
(State Bar No. 2639)  
of and for  
WILLIAM L. PRATER, LLC  
Attorney for Personal Representatives  
6925 Union Park Center, Suite 265  
Midvale, Utah 84047  
Telephone: (801) 566-8882

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

---

<b>IN THE MATTER OF THE ESTATE</b>	)	<b>LETTERS TESTAMENTARY</b>
	)	
<b>OF JOHN C. WORKMAN,</b>	)	
	)	
<b>Deceased.</b>	)	<b>Probate No. 233900583</b>
	)	<b>Judge: Keith Kelly</b>

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1. JUDY MARTINEZ and MELVIN WORKMAN were duly appointed and qualified as general Personal Representatives of the estate of the above-named decedent, by the Registrar, 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 Representatives.

END OF DOCUMENT

COURT DATE AND SIGNATURE AT TOP OF PAGE

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