

When recorded, please mail to:
Chris B. Turner
SCOTT L. SOELBERG, P.C.
837 East 1200 South
Orem, Utah 84097

ENT 17701:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Mar 20 02:12 PM FEE 40.00 BY AC
RECORDED FOR Scott L. Soelberg, P.C.
ELECTRONICALLY RECORDED

Mail tax statements to:
Nielson Family Trust
c/o Damon Cole Nielson, Trustee
11598 Lone Rock Cir.
Highland, UT 84003

QUITCLAIM DEED

DAMON COLE NIELSON, Personal Representative of the Estate of Pam Nielson, surviving Joint Tenant, of Highland, Utah County, State of Utah, **Grantor**, hereby QUITCLAIMS to DAMON COLE NIELSON as Successor Trustee of THE NIELSON FAMILY TRUST, dated the 7th day of December, 2005, **Grantee**, whose address is 11598 Lone Rock Cir., Highland, UT 84003, for the sum of \$10.00 and other valuable consideration, the following described real property located in Utah County, State of Utah:

Lot 301, contained within CLUBVIEW AT IVORY RIDGE, PLAT "C", a planned community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 17507:2012 (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions of Clubview at Ivory Ridge, recorded in Utah County, Utah as Entry No. 156311:2006 (as said Declaration may have heretofore been supplemented), together with an undivided interest in the Common Area and Facilities, including a non-exclusive right to use the Swim and Tennis Club, subject to provisions of the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Ivory Ridge Properties Swim and Tennis Club recorded as Entry No. 152736:2006 of the Official Records of the County Recorder of Utah County. Tax ID No.: 65-361-0301

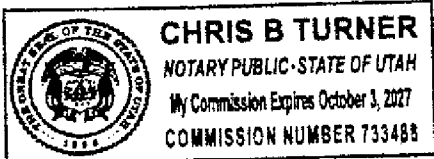
WITNESS the hand of said Grantor, this 20 day of March, 2024.

ESTATE OF PAM NIELSON

By: *Damon Cole Nielson*
DAMON COLE NIELSON, Personal Representative

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

On the 20 day of March, 2024, personally appeared before me DAMON COLE NIELSON, on behalf of the Grantor herein, personally known to me, or whose identity had been satisfactorily established to me, who duly acknowledged to me that he executed the foregoing deed in his authorized capacity for the purpose stated therein.



Chris B. Turner
Notary Public

The Order of the Court is stated below:

Dated: March 05, 2024
01:54:26 PM

/s/ RACHELLE JOHNSON
District Court Clerk



ENT 17701:2024 PG 2 of 2

CHRIS B. TURNER #8284
Scott L. Soelberg, P.C.
837 East 1200 South
Orem, Utah 84097
(801)494-8494

Attorneys for
Personal Representative

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

IN THE MATTER OF THE ESTATE OF:

PAMELA KAY NIELSON,
Deceased.

LETTERS OF ADMINISTRATION

Probate No: 243400183
Judge Anthony Howell

1. DAMON COLE NIELSON was duly appointed and qualified as Personal Representatives of the estate of the above named decedent on the above referenced day, by the Court, with all authority pertaining thereto.

2. Administration of the estate is unsupervised.

3. These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

*****END OF LETTERS TESTAMENTARY*****

In accordance with the Utah State District Courts eFiling Standard No. 4, and URCP Rule 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Order along with the Court's seal and the date the Order was executed by the Court.