

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

ENT 17702:2024 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:  
The Nielson Family Trust  
c/o Damon Cole Nielson, Trustee  
11598 Lone Rock Cir.  
Highland, UT 84003

**AFFIDAVIT  
OF SURVIVING JOINT TENANT**

STATE OF UTAH     )  
                                  : ss  
COUNTY OF UTAH    )

DAMON COLE NIELSON as Personal Representative of the Estate of Pam Nielson, Surviving Joint Tenant, being first sworn upon oath, deposes and says that he is a citizen of the U.S.A., and is over the age of twenty-one years; that he knows of his own knowledge that ROGER JACK NIELSON (AKA Jack) who appears in the certified copy of the death certificate attached hereto, is the same person who appears as a Joint Tenant in that certain Special Warranty Deed dated October 26, 2017, which conveyed the property described herein to "JACK NIELSON and PAM NIELSON, joint tenants," and which was recorded by the Utah County Recorder, Utah, on October 27, 2017 as Entry No. 106811:2017, with respect to the following described property located in Utah County, State of Utah:

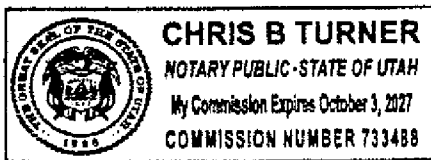
Lot 301, contained within CLUBVIEW AT IVORY RIDGE, PLAT "C", a planned community, as the same is identified in the Plat Map recorded in Utah County, Utah as Entry No. 17507:2012 (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions 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


Property Address: 457 E. Clubview Ln., Lehi, UT 84043

Dated this \_\_\_\_ day of March, 2024.

  
DAMON COLE NIELSON

Subscribed and sworn to before me, a Notary Public, this 20 day of March, 2024.



  
Notary Public

**STATE OF UTAH**  
**CERTIFICATION OF VITAL RECORD**

ENT 17702:2024 PG 2 of 2

**CERTIFICATE OF DEATH**

State File Number: 2023001753

**Roger Jack Nielson**  
**(AKA Jack)**

**DECEDENT INFORMATION**

Date of Death:	January 28, 2023	Time of Death:	22:24
City of Death:	Lehi	County of Death:	Utah
Age:	81	Date of Birth:	April 21, 1941
Place of Birth:	Murray, Utah	Sex:	Male
Armed Services:	Yes	Marital Status:	Married
Spouse's Name:	Pamela Kay Wells	Usual Occupation:	Business Owner
Industry/Business:	Automotive	Education:	Some College but No Degree
Residence:	Lehi, Utah	Father's Name:	Roger Jack Nielson
Mother's Name:	Ruth Greenwood	Facility Type:	Home
Facility or Address:	457 E Clubview Ln		

**INFORMANT INFORMATION**

Name:	Pam Nielson	Relationship:	Wife
Mailing Address:	457 E Clubview Ln, Lehi, Utah 84043		

**DISPOSITION INFORMATION**

Method of Disposition: Burial  
Place of Disposition: Lehi City Cemetery, Lehi, Utah  
Date of Disposition: February 3, 2023

**FUNERAL HOME INFORMATION**

Funeral Home: Anderson & Sons Mortuary  
Address: 49 East 100 North, American Fork, Utah 84003  
Funeral Director: Alec S Anderson

**MEDICAL CERTIFICATION**


Certifying Physician: Sean R Curzon DO, Revere Health, 700 West 800 North Suite 400, Provo, Utah 84604

**CAUSE OF DEATH**


Covid 19  
Tobacco Use: Non-user  
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: February 2, 2023  
Date Issued: February 2, 2023

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, MSW, LCSW  
State Registrar  
Rev. 12/20

  
\* 0 6 7 3 2 3 0 8 4 \*

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

