



W3318912

Recorded at the Request of
Jason Tholen, Esq.
Ray Quinney & Nebeker P.C.
PO Box 45385
Salt Lake City, UT 84145-0385

E# 3318912 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
22-Mar-24 0930 AM FEE \$40.00 DEP SLW
REC FOR: RAY QUINNEY & NEBEKER, P.C.
ELECTRONICALLY RECORDED

Mail Tax Notice to
Timothy James Tiner, Trustee
82 West 950 North
Farmington, UT 84025

Space above for County Recorder's Use

Parcel I.D. # 07-350-0012

PERSONAL REPRESENTATIVE'S DEED

PCV CM

THIS DEED, made by Timothy James Tiner as Personal Representative of the Estate of James D. Tiner, deceased, Grantor, to Timothy James Tiner, Trustee of The James & Marilee Tiner Family Revocable Trust u/a/d November 2, 2005, Grantee, whose address is 82 West 950 North, Farmington, UT 84025.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate No. 243900147, in The Second Judicial District Court of Weber County, State of Utah; and

THEREFORE, for valuable consideration received, Grantor quitclaims, transfers and conveys to Grantee the following described real property in Weber County, Utah, with a street address of 131 East 5450 South #50, Washington Terrace, Utah 84405:

ALL OF LOT 50, RIDGEMONT A P.R.U.D. PHASE 4, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICAL PLAT THEREOF.

EXECUTED on March 21, 2024.

Timothy James Tiner



Timothy James Tiner, Personal Representative
of the Estate of James D. Tiner, deceased

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

On March 21, 2024, personally appeared before me Timothy James Tiner, as Personal Representative of the Estate of James D. Tiner, and as signer of the foregoing instrument, who acknowledged to me that he executed the same.

Alexis Gruninger



NOTARY PUBLIC



1665360

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

E# 3318912 PG 2 OF 2

State File Number: 2024001984

James Dwight Tiner

DECEDENT INFORMATION

Date of Death:	January 28, 2024	Time of Death:	22:10
City of Death:	South Ogden	County of Death:	Weber
Age:	87	Date of Birth:	March 23, 1936
Place of Birth:	Knoble, Arkansas	Sex:	Male
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:		Usual Occupation:	Mechanical Engineer
Industry/Business:	Public Utilities	Education:	Some College but No Degree
Residence:	Ogden, Utah	Father's Name:	Thomas Adrian Tiner
Mother's Name:	Jewel Lola Perdue	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Pine View Transitional Rehab		

INFORMANT INFORMATION

Name:	Shelley Tiner	Relationship:	Daughter
Mailing Address:	1710 Binford Street, Ogden, Utah 84401		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Lindquist's Washington Heights Memorial Park, Ogden, Utah
Date of Disposition:	February 3, 2024

FUNERAL HOME INFORMATION

Funeral Home:	Lindquist Mortuary - Ogden
Address:	3408 Washington Boulevard, Ogden, Utah 84401
Funeral Director:	Christopher Cox

MEDICAL CERTIFICATION

Certifying Physician: Jay C Moreland MD, Aspen Ridge Hospice, 151 East 5600 South, Murray, Utah 84107

CAUSE OF DEATH

Acute on chronic renal failure
Due to (or as a consequence of): Rhabdomyolysis
Due to (or as a consequence of): Unwitnessed fall at home
Due to (or as a consequence of): Protein-calorie malnutrition
Tobacco Use: Non-user
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Accident

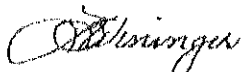
INJURY INFORMATION

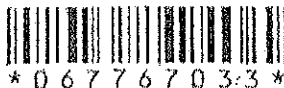
Date of Injury:	Unknown	Time of Injury:	Unknown
Injury at Work:	No	Place of Injury:	Residence
Location of Injury:	131 East 5450 South, Ogden, Utah		
How Injury Occurred:	Ground level fall		
Motor Vehicle Accident:	No		

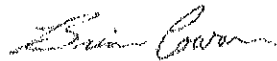
Date Registered: January 31, 2024

Date Issued: January 31, 2024

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Linda S. Wintger, MSW, LCSW
State Registrar




Brian Cowan, MPH, LEHS
Director/Health Officer
County Health Department





W3339661

E# 3339661 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
13-Sep-24 12:09 PM FEE \$40.00 DEP SD
REC FOR: RAY QUINNEY & NEBEKER, P.C.
ELECTRONICALLY RECORDED

Recorded at the Request of
Jason Tholen, Esq.
Ray Quinney & Nebeker P.C.
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail Tax Notice to:
Timothy James Tiner
82 West 950 North
Farmington, UT 84025

Parcel No. 07-350-0012

AFFIDAVIT OF SURVIVORSHIP

PCV

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

I, Timothy James Tiner, being of legal age and being first duly sworn, depose and state as follows:

1. James D. Tiner was the surviving spouse of Marilee Kay Tiner, the decedent named in the attached certified copy of Certificate of Death, who died on December 30, 2020.

2. James D. Tiner is the same person as James D. Tiner named as joint tenant with full rights of survivorship in that certain Warranty Deed dated October 4, 2002, executed by Lynda L. Sessions, Susanne Henderson Huddleston and Kristine S. Bullard, Trustees of the John J. Sessions Revocable Trust Under Amendment and Restatement of Trust Agreement dated July 2, 2001, as grantor, to James D. Tiner and Marilee Kay Tiner, joint tenants with full rights of survivorship, as grantees, and recorded on October 31, 2002, as Entry No. 1886283, Book 2280, Page 2912, of official records of Weber County, State of Utah.

3. This affidavit is given to terminate of record the decedent's interest in the following described real property located in Weber County, State of Utah (the "Property") with a street address of 4131 East 5450 South #50, Washington Terrace, Utah 84405:

ALL OF LOT 50, RIDGEMONT A P.R.U.D. PHASE 4, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICAL PLAT THEREOF.

4. As surviving joint tenant, James D. Tiner, c/o Timothy J. Tiner of 82 West 950 North, Farmington, UT 84025, became the sole owner of the above-described Property.

Timothy James Tiner



Timothy James Tiner

Subscribed to and sworn before me on September 12, 2024.

Alexis Gruninger



NOTARY PUBLIC



1665341.2

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2020022136

Marilee Kay Tiner

DECEDENT INFORMATION

Date of Death:	December 30, 2020	Time of Death:	07:00
City of Death:	Ogden	County of Death:	Weber
Age:	84	Date of Birth:	August 16, 1936
Place of Birth:	Westwood, California	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	James Dwight Tiner	Usual Occupation:	Business Owner
Industry/Business:	Piano Instruction	Education:	Some College but No Degree
Residence:	Washington Terrace, Utah	Father's Name:	Frederick William Furniss
Mother's Name:	Mary Fern Morris	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Hidden Valley Assisted Living		

INFORMANT INFORMATION

Name:	James D Tiner	Relationship:	Husband
Mailing Address:	131 East 5450 South, Washington Terrace, Utah 84405		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Lindquist's Washington Heights Memorial Park, Ogden, Utah
Date of Disposition:	January 4, 2021

FUNERAL HOME INFORMATION

Funeral Home:	Lindquist Mortuary - Ogden
Address:	3408 Washington Boulevard, Ogden, Utah 84401
Funeral Director:	Christopher J Battrick

MEDICAL CERTIFICATION

Certifying Physician: Kathleen Deremer MD, Everest Hospice, 845 S Main St Suite 7AC, Bountiful, Utah 84010

CAUSE OF DEATH

Late Onset Alzheimer's Dementia
 Other significant conditions: Protein Calorie Malnutrition
 Tobacco Use: Non-user
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: January 4, 2021

Date Issued: January 4, 2021

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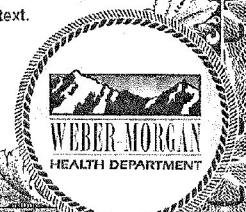


Linda S. Winger
 Linda S. Winger LCSW
 State Registrar
 Rev. 4/19



066648647

Brian W. Bennion
 Brian W. Bennion, MPH
 Director/Health Officer
 County Health
 Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE