



W3269737

MAIL TAX NOTICES TO GRANTEE AT:
3157 Adam Avenue, Ogden UT 84403

E# 3269737 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
11-Jan-23 0940 AM FEE \$40.00 DEP TN
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): **04-023-0011**
Property Address(es) (if any):
3157 ADAMS AVENUE, OGDEN, UT 84403

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is given by **SHARON MADDEN** (hereinafter referred to as "Grantor"), as qualified General Personal Representative of the Estate of **JAMES HUBERT MADDEN, A/K/A JAMES H. MADDEN, A/K/A H. JAMES MADDEN, A/K/A JAMES MADDEN**, deceased, pursuant to Probate Case No. **223900639**, in the **8802** Judicial District Court, **Weber** County, State of Utah, as evidenced by the Letters of Administration / Letters Testamentary entered in said case attached hereto as an Exhibit.

JAMES HUBERT MADDEN, A/K/A JAMES H. MADDEN, A/K/A H. JAMES MADDEN, A/K/A JAMES MADDEN is one and the same person as **H. JAMES MADDEN** who acquired title to the real property described herein by that certain deed recorded in the Recorder's Office, **WEBER** County, Utah, on **223900639** as Entry No. **2392878**.

Grantor, in exchange for good and valuable consideration, hereby conveys and warrants to

RIGBY HOME BUYERS, LLC, a Utah limited liability company ("Grantee"),

in fee simple the following described real property located in **WEBER** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF LOT 9 AND THE NORTH 3 FEET OF LOT 10, BLOCK 3, WOODMANSEE'S MAIN STREET ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appears on the following page.]

Information for reference purposes:

GT Title File No.: SL52408C
Tax Parcel No(s): 04-023-0011
Property Address(es) (if any):
3157 ADAMS AVENUE, OGDEN, UT 84403

-Signature Page and Notary Acknowledgment to Personal Representative's Deed-

THE INDIVIDUAL WHO SIGNS THIS INSTRUMENT HEREBY CERTIFIES, REPRESENTS, AND WARRANTS THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE REAL PROPERTY DESCRIBED HEREIN AND THAT HE/SHE HAS EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY.

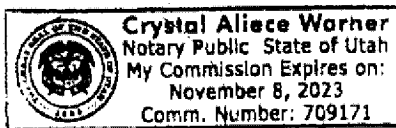
Witness the hand of Grantor this 10 day of JANUARY, 2023.

Sharon Madden GPR
SHARON MADDEN,
General Personal Representative of the Estate of
JAMES HUBERT MADDEN, A/K/A JAMES H.
MADDEN, A/K/A H. JAMES MADDEN, A/K/A JAMES
MADDEN, deceased

STATE OF UTAH)
COUNTY OF weber) ss.

On this 10 day of JANUARY, 2023, personally appeared before me SHARON MADDEN, as General Personal Representative of the Estate of JAMES HUBERT MADDEN, A/K/A JAMES H. MADDEN A/K/A H. JAMES MADDEN, A/K/A JAMES MADDEN, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that she executed this instrument. Witness my hand and official seal.

Crystal Warner
NOTARY PUBLIC



The Order of the Court is stated below:

Dated: December 19, 2022
02:22:11 PM

/s/ MARYKAY DIXON
District Court Clerk



Jennifer E. Decker (#8802)
FABIAN VANCOTT
215 South State Street, Suite 1200
Salt Lake City, Utah 84111
Telephone: (801) 531-8900
Facsimile: (801) 596-2814
jdecker@fabianvancott.com
Attorneys for Applicant

**IN THE SECOND JUDICIAL DISTRICT COURT
WEBER COUNTY, STATE OF UTAH**

<p>IN THE MATTER OF THE ESTATE OF James Hubert Madden (A/K/A JAMES H. MADDEN A/K/A H. JAMES MADDEN A/K/A JAMES MADDEN) and Beverly Jean Madden (a/k/a Beverly J. Madden a/k/a Beverly Madden), deceased persons.</p>	<p>LETTERS OF ADMINISTRATION Case No. 223900639 Honorable Noel S. Hyde</p>
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1. Sharon Madden a/k/a Sharon Madden Bush a/k/a Sharon Womack was duly appointed and qualified as personal representative of the estates of the above-named decedents, James Hubert Madden (a/k/a James H. Madden a/k/a H. James Madden a/k/a James Madden) and Beverly Jean Madden (a/k/a Beverly J. Madden a/k/a Beverly Madden), by the Court, with all authority pertaining thereto.

2. Administration of the estates is unsupervised. These letters are issued to evidence the appointment, qualification, and authority of the personal representative.

[In accordance with the Utah State District Court's Efiling Standard No. 4.1, 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.]

[END OF DOCUMENT]