



\*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

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

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

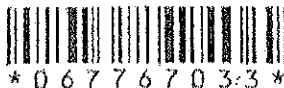
Date of Injury:	Unknown	Time of Injury:	Unknown
Injury at Work:	No	Place of Injury:	Residence
Location of Injury:	131 East 5450 South, Ogden, Utah		
How Injury Occurred:	Ground level fall		
Motor Vehicle Accident:	No		

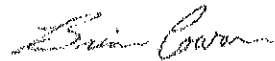
Date Registered: January 31, 2024

Date Issued: January 31, 2024

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



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

