



MAIL TAX NOTICE TO:  
John Hancock Charter School Foundation  
125 North 100 East  
Pleasant Grove, UT 84062

ENT 119481:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Aug 12 03:22 PM FEE 40.00 BY MA  
RECORDED FOR Pinnacle Title  
ELECTRONICALLY RECORDED

135045CA

PINNACLE TITLE



## PERSONAL REPRESENTATIVE'S DEED

THIS DEED, MADE BY **Stagg Fiduciary Services, LLC** AS PERSONAL REPRESENTATIVE OF THE ESTATE OF  
**Jay H. Peterson, DECEASED, GRANTOR, TO**  
**John Hancock Charter School Foundation**  
GRANTEE, OF Utah, STATE OF UTAH.

WHEREAS GRANTOR IS THE QUALIFIED PERSONAL REPRESENTATIVE OF SAID ESTATE, FILED AS PROBATE  
NUMBER **200400778**, IN Utah COUNTY, STATE OF UTAH.

THEREFORE, FOR TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED, GRANTOR  
SELLS AND CONVEYS TO GRANTEE THE FOLLOWING DESCRIBED REAL PROPERTY IN Utah, STATE OF UTAH.

**03-050-0011**

**Commencing 2.50 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", Pleasant Grove City Survey;  
and running thence North 2.62 chains; thence West 1.50 chains; thence South 2.62 chains; thence East 1.50  
chains to commencement.**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to  
2020 taxes and thereafter.

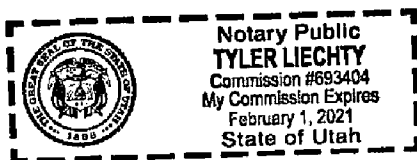
EXECUTED THIS 11 DAY OF August, 2020

PERSONAL REPRESENTATIVE OF THE  
ESTATE OF Jay H. Peterson

BY: Stagg Fiduciary Services, LLC

STATE OF UTAH                     )  
  :SS  
COUNTY OF Salt Lake            )

ON THE 11 DAY OF August, 2020, PERSONALLY APPEARED BEFORE ME, Scott J. Hanni, Managing Member of Stagg  
Fiduciary Services, LLC AS PERSONAL REPRESENTATIVE OF THE ESTATE OF Jay H. Peterson, DECEASED, WHO  
IS PERSONALLY KNOWN TO ME, OR SATISFACTORILY PROVED TO BE THE PERSON WHOSE NAME IS SIGNED  
ON THE PRECEDING DOCUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED IT VOLUNTARILY FOR ITS  
STATED PURPOSE.

  
\_\_\_\_\_  
NOTARY PUBLIC

The Order of the Court is stated below:

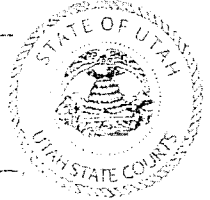
Dated: March 09, 2020  
02:51:13 PM

/s/ DANAKA PROBIES  
District Court Clerk



MARIANNE LUDLOW (11458)  
**JONES WALDO HOLBROOK & MCDONOUGH, PC**  
3451 Triumph Blvd., Suite 206  
Lehi, Utah 84043  
Telephone (801) 407-6522  
mludlow@joneswaldo.com

STATE OF UTAH  
COUNTY OF Utah  
I hereby certify that the document to  
which this certificate is attached is a  
full, true and correct copy of the  
original filed in the Utah State Courts  
WITNESS my hand and seal  
this 9 day of March  
20 20



DISTRICT/JUVENILE COURT  
Shawn Probie CLERK

Attorneys for Applicant

IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY  
STATE OF UTAH, PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF      **LETTERS OF ADMINISTRATION**

JAY H. PETERSON,

Probate Number: 203400107

Deceased.

Stagg Fiduciary Services LLC was duly appointed and qualified as Personal Representative of the estate of the above-named decedent on the day set forth above by the Court, with all authority pertaining thereto.

Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said Personal Representative as General Personal Representative.

WITNESS, my signature and the Seal of this Court on the day set forth above.

Clerk or Registrar of the Court

**EFFECTIVE WHEN EXECUTED BY THE CLERK DIGITALLY ABOVE**

135045CA  
MAIL TAX NOTICE TO:  
John Hancock Charter School Foundation  
125 North 100 East  
Pleasant Grove, UT 84062

ENT 119482:2020 PG 1 of 5  
Jeffery Smith  
Utah County Recorder  
2020 Aug 12 03:22 PM FEE 40.00 BY MA  
RECORDED FOR Pinnacle Title  
ELECTRONICALLY RECORDED

PINNACLE TITLE



**WARRANTY DEED**  
LIMITED LIABILITY COMPANY

**Narwhal Properties, LLC, by Stagg Fiduciary Services, LLC, by and Order of the Fourth Judicial District Court, Utah County, State of Utah, as Case No. 200400778**  
a Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in Salt Lake City, grantor hereby Conveys and Warrants to

**John Hancock Charter School Foundation,**  
grantee of Pleasant Grove, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS the following described tract of land in Utah County, State of Utah:

**Commencing 2.50 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", Pleasant Grove City Survey; and running thence North 2.62 chains; thence West 1.50 chains; thence South 2.62 chains; thence East 1.50 chains to commencement.**

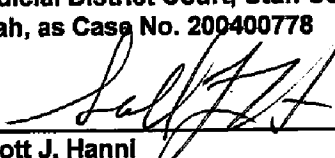
03-050-0011

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2020 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

WITNESS the hand of said grantor, this 11 day of August, 2020.

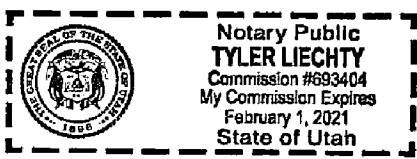
**Narwhal Properties, LLC, by Stagg Fiduciary Services, LLC, by and Order of the Fourth Judicial District Court, Utah County, State of Utah, as Case No. 200400778**

  
\_\_\_\_\_  
Scott J. Hannl  
Its Managing Member

STATE OF UTAH                    )  
  ):ss  
COUNTY OF Salt Lake        )

On the 11 day of August, 2020, personally appeared before me **Scott J. Hannl**, duly sworn says that he is the **MANAGING MEMBER** of **Stagg Fiduciary Services, LLC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement.

  
\_\_\_\_\_  
Notary Public




# EXEMPLIFICATION

## IN AND FOR THE FOURTH DISTRICT COURT IN AND FOR THE COUNTY OF UTAH, STATE OF UTAH

I, James Brady, Judge of the District Court of the Fourth District, in and for the County of Utah, do hereby certify that said court is a court of record, having a clerk and seal; that the clerk/deputy clerk who signed the annexed attestation, is a clerk/deputy clerk of the court and has authority to certify the authenticity of court records; that the signature is his/her genuine handwriting, and that all his/her official acts as a clerk/deputy clerk of the court are entitled to full faith and credit. I further certify that the attestation is in due and proper form.

Dated this 12 day of July, 2020.

  
\_\_\_\_\_  
Judge of Fourth District



\*\*\*\*\*

I, Elizabeth A. Foster, Clerk/Deputy Clerk of the Fourth District Court, of the County of Utah, State of Utah, do hereby certify that the Honorable James Brady, is a Judge of the Fourth District Court, duly commissioned and qualified with authority to execute the certificate, and that the signature of the Judge on the certificate is genuine.

In witness thereof, I have affixed the seal of the Court, this 12<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Clerk/Deputy of Fourth District



The Order of the Court is stated below:

Dated: July 06, 2020  
04:07:01 PM

At the district court

/s/ JAMES BRADY  
District Court Clerk

by

/s/ MIKE TRONTERO  
District Court Clerk



Chase A. Adams (#15080)

Cami R. Schiel (#16941)

STEELE ADAMS HOSMAN PLLC

765 E 9000 S Suite A-1

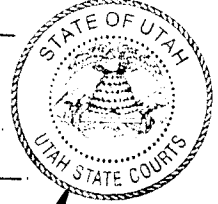
Sandy, UT 84094

Telephone: (801) 816-3999

[chase@sahlegal.com](mailto:chase@sahlegal.com)

[cami@sahlegal.com](mailto:cami@sahlegal.com)

STATE OF UTAH  
COUNTY OF Utah  
I hereby certify that the document to  
which this certificate is attached is a  
full, true and correct copy of the  
original filed in the Utah State Courts.  
WITNESS my hand and seal  
this 12<sup>th</sup> day of July  
20 20  
DISTRICT JUVENILE COURT



Chase A. Adams CLERK

ENT 119482 : 2020 PG 3 of 5

*Attorneys for Stagg Fiduciary Services, LLC*

IN THE FOURTH JUDICIAL DISTRICT COURT

IN AND FOR UTAH COUNTY, STATE OF UTAH

STAGG FIDUCIARY SERVICES, LLC, a  
Utah Limited Liability Company, as personal  
representative for the ESTATE OF JAY H.  
PETERSON

Plaintiff,

v.

NARWHAL PROPERTIES, LLC, a Utah  
Limited Liability Company and all other  
persons unknown, claiming any right, title,  
estate, lien or interest in the real property  
described in the complaint adverse to  
plaintiff's ownership or any cloud upon  
plaintiff's title thereto;

Defendant.

AMENDED JUDGMENT AND ORDER

Case No. 200400778

Judge JAMES BRADY

The Defendant, Narwhal Properties, LLC, having failed to plead or otherwise defend in this action and default has been entered and the Court having reviewed Plaintiff's Motion to enter default and for good cause appearing, makes the following ruling:

The real property located at 45 East 100 North, Pleasant Grove, UT 84062 (the "Property") having a legal description of:

**Commencing 2.50 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", Pleasant Grove City Survey; and running thence North 2.62 chains; thence West 1.50 chains; thence South 2.62 chains; thence East 1.50 chains to commencement.**

is the subject of Plaintiff's action to partition the Property. There is no dispute that Plaintiff and Defendant are the joint owners of the Property.

Utah Code 78B-6-1201 requires that the Property is sold when there is prejudice to either owner. There is no dispute that Plaintiff will be prejudiced if the Court does not order the Property to be sold. As Defendant has not appeared, there is no legal basis for the Court to not order the sale of the Property.

**THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED** that Plaintiff's Motion for Default is granted to include the relief sought by Plaintiff in its Complaint as follows:

1. Plaintiff is authorized to list the Property for sale by employing a licensed real estate agent of its choosing.
2. Plaintiff is authorized to accept any reasonable offer to purchase the Property at its sole discretion.
3. Plaintiff is authorized to execute any and all documents necessary to effectuate the sale of the Property without further approval or signature of the Court or Defendant.
4. Plaintiff is authorized, upon closing to pay any reasonable and necessary closing costs, including but not limited to any liens, taxes, recording, title, and

realtor fees without further approval of the Court.

5. Plaintiff authorized to hold the net proceeds from sale of the Property in trust until it has prepared an appropriate accounting including Plaintiff's attorney fees and costs.
6. After approval by the Court, Plaintiff is authorized to distribute the net proceeds, after deducting all allowed costs and reasonable attorney fees, with 95% of the proceeds of the sale of the Property to Plaintiff and 5% to the Defendant, to the Defendant's last known address.
7. Plaintiff's counsel will file a motion to approve distribution and motion for attorney fees within 14 days of closing of the sale of the Property.

-----END OF JUDGMENT-----

**In accordance with the Utah State District Courts Efiling Standard No. 4, and URCP Rule 10(e), this Judgement 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 Judgement.**



When Recorded mail to:  
John Hancock Charter School  
125 North 100 East  
Pleasant Grove, Utah 84062  
AFT NO: 11468-07  
MAIL TAX NOTICE TO: John Hancock Charter School

ENT 172869:2007 PG 1 of 1  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2007 Dec 17 10:15 am FEE 10.00 BY TO  
RECORDED FOR AFFILIATED FIRST TITLE COMP  
ELECTRONICALLY RECORDED

Space above this line for recording data.

### WARRANTY DEED

Carol P. Redmond and James G. Redmond

GRANTOR(S)

of Pleasant Grove , County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

John Hancock Charter School Foundation

GRANTEE(S)

of Pleasant Grove , County of Utah, STATE OF UTAH for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

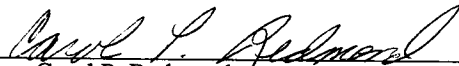

the following described tract(s) of land in *Utah* County, State of *Utah*:

Commencing 4.16 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", PLEASANT GROVE CITY SURVEY OF BUILDING LOTS; thence West 1.50 chains; thence North 2.62 1/2 chains; thence East 1.50 chains; thence South 2.62 1/2 chains to the place of beginning.

03-050-0001

SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 2008 and each year thereafter.

WITNESS, the hand(s) of said Grantor(s), on 12/14/07.

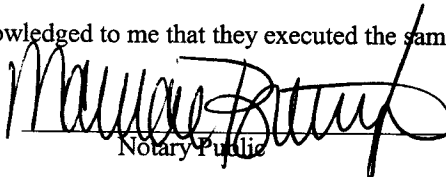
  
\_\_\_\_\_  
Carol P. Redmond  
  
\_\_\_\_\_  
James G. Redmond

STATE OF UTAH                    )  
  :SS  
COUNTY OF UTAH                )

On 12/14/07 personally appeared before me

Carol P. Redmond and James G. Redmond

the signers of the within instrument who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public

