

**FILED**

DEC 14 2012

4TH DISTRICT  
STATE OF UTAH  
UTAH COUNTY

WILLIAM M. JEFFS, #5726  
JEFFS & JEFFS, P.C.  
Attorney for Petitioner  
90 North 100 East  
P.O. Box 888  
Provo, Utah 84603  
Phones (801) 373-8848  
Facsimile (801) 373-8878

---

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

---

IN THE MATTER OF THE ESTATE OF:

THOMAS V. REYNOLDS, SR., also known  
as THOMAS VERNON REYNOLDS, SR.,  
also known as TOM REYNOLDS

and

LUCY S. REYNOLDS, also known as  
LUCY RUTH SHELLEY REYNOLDS,

Deceased.

**ORDER DETERMINING HEIRS**

Probate Number : 123400736



ENT 82248:2017 PG 1 of 6  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Aug 23 11:26 am FEE 21.00 BY BA  
RECORDED FOR REYNOLDS, RALPH

---

On the 14<sup>th</sup> day of December, 2012, came on to be heard the Petition of Ralph T. Reynolds for an Order determining the property owned by Thomas V. Reynolds, Sr., and Lucy S. Reynolds, both deceased, and determining the above decedents' heirs, and appointing a Personal Representative of the Estate of Thomas V. Reynolds and Lucy S. Reynolds to transfer the property to the current owners. The Court, having considered such Petition and having heard in open court the evidence pertaining to such Petition, now finds that:

NOW, THEREFORE, IT IS HEREBY ORDERED AND DECREED THAT:

1. Petitioner's interest in this matter is that of an heir of the decedents.

2. The Court has jurisdiction over this estate, proceeding, and subject matter.
3. Thomas V. Reynolds, Sr., died on January 12, 1997, at the age of 91 years.
4. Venue is proper because at the time of death Thomas V. Reynolds, Sr., was domiciled in Utah County, Utah and owned property in this county.
5. Thomas V. Reynold Sr.'s estate was never probated and cannot be probated because more than three (3) years have passed since his death (UTAH CODE ANN., §75-3-107).
6. All notices of this hearing have been waived or given and no objection to the granting of the Petition were made or filed herein.
7. The heirs of Thomas V. Reynolds Sr., are as follows:

<u>NAME AND ADDRESS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
Lucy S. Reynolds (deceased June 24, 1998)	Adult	Spouse (deceased)
Thomas Vernon Reynolds, Jr. (deceased July 13, 2012) (Surviving Spouse: Donna Reynolds)	Adult	Son (deceased)
Reta Hall	Adult	Daughter
Lenford L. Reynolds	Adult	Son
Carla Wind	Adult	Daughter
Wayne S. Reynolds	Adult	Son
Ralph T. Reynolds	Adult	Son
Marilyn Reynolds Van Dam	Adult	Daughter

8. At the time of his death, Thomas V. Reynolds Sr., owned an undivided one-half (½) interest in property located at 54 North 400 West, Provo, Utah County, Utah, and more particularly described as:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

9. At the time of his death, distribution of Thomas V. Reynolds Sr.'s estate was governed by the provisions of UTAH CODE ANN. §75-2-102, which provides as follows:

The intestate share of the surviving spouse is the entire intestate estate unless there are surviving issue, one or more of whom are not issue of the surviving spouse, in which case the intestate share of the surviving spouse is one-half of the intestate estate.

10. At the time of his death, Thomas V. Reynolds, Sr., was survived by his wife, Lucy S. Reynolds, and children who were not issue of the surviving spouse.

11. The one-half (½) interest of Thomas V. Reynolds, Sr., shall be distributed as one-quarter (1/4) of the entire property to the surviving spouse, Lucy S. Reynolds; and one-twenty eighth (1/28) of the entire property to each of his surviving children: Donna Reynolds (for Thomas Vernon Reynolds, Jr.), Reta Hall, Lenford L. Reynolds, Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds, and Marilyn Reynolds Van Dam, as tenants in common.

12. Lucy S. Reynolds died on June 24, 1998, at the age of 90 years.

13. Venue is proper because at the time of death, Lucy S. Reynolds was domiciled in Utah County, Utah, and owned property in this county.

14. Lucy S. Reynolds' estate was never probated and cannot be probated because more than three (3) years have passed since her death (UTAH CODE ANN., §75-3-107).

15. All notices of this hearing have been waived or given and no objection to the granting of the Petition were made or filed herein.

16. The living heirs of Lucy S. Reynolds are as follows:

<u>NAME AND ADDRESS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
-------------------------	------------	---------------------

Carla Wind	Adult	Daughter
Wayne S. Reynolds	Adult	Son
Ralph T. Reynolds	Adult	Son
Marilyn Reynolds Van Dam	Adult	Daughter

17. At the time of her death, Lucy S. Reynolds owned an undivided one-quarter (1/4) interest in property located at 54 North 400 West, Provo, Utah County, Utah, and more particularly described as:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

18. At the time of her death, distribution of Lucy S. Reynolds' estate was governed by the provisions of UTAH CODE ANN. §75-2-103(1)(a), which provides as follows:

(1) Any part of the intestate estate not passing to the decedent's surviving spouse under Section 75-2-102, or the entire intestate estate if there is no surviving spouse, passes in the following order to the individuals designated below who survive the decedent:

(a) to the decedent's descendants per capita at each generation as defined in Subsection 75-2-106(2);

19. The one-quarter (1/4) interest of Lucy S. Reynolds should be distributed as one-sixteenth (1/16) of the entire property to each of her surviving children: Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds, and Marilyn Reynolds Van Dam, as tenants in common.

20. The Petitioner, Ralph T. Reynolds, is to be appointed as the Personal Representative of the estate of Thomas V. Reynolds, Sr., and Lucy S. Reynolds, with the limited purpose of transferring the property of Thomas V. Reynolds Sr., and Lucy S. Reynolds.

21. Bond is not required under UTAH CODE ANN., §75-3-603.

22. The heirs of Thomas V. Reynolds, Sr., and Lucy S. Reynolds have not objected to the appointment of Ralph T. Reynolds as the Personal Representative for the purpose of transferring the property.

IT IS HEREBY ORDERED, ADJUDICATED AND DECREED;

1. At the time of his death, Thomas V. Reynolds was the owner of an undivided one-half (½) interest in property located at 54 North 400 West, Provo, Utah, and more particularly described as follows:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

2. The heirs of Thomas V. Reynolds Sr. are Lucy S. Reynolds, Thomas Vernon Reynolds, Jr., Reta Hall, Lenford L. Reynolds, Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds and Marilyn Reynolds Van Dam.

3. At the time of her death, Lucy S. Reynolds was the owner of an undivided one-fourth (1/4) interest in property located at 54 North 400 West, Provo, Utah, and more particularly described as follows:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building

Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

4. The heirs of Lucy S. Reynolds are Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds and Marilyn Reynolds Van Dam.


5. Pursuant to §75-3-103, UTAH CODE ANN., the decedents' interest in the entire above described real property, as tenants in common, is distributed as follows:

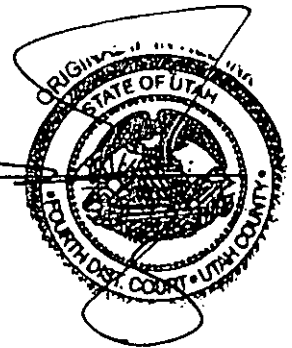
- |                                                             |                                                                                                             |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Thomas Vernon Reynolds<br>(c/o Donna Reynolds)<br>Reta Hall | One-twenty eighth (1/28) interest<br>One-twenty eighth (1/28) interest<br>One-twenty eighth (1/28) interest |
| Lenford L. Reynolds                                         | Eleven-one hundred twelfths (11/112) interest                                                               |
| Carla Wind                                                  | Eleven-one hundred twelfths (11/112) interest                                                               |
| Wayne S. Reynolds                                           | Eleven-one hundred twelfths (11/112) interest                                                               |
| Ralph T. Reynolds                                           | Eleven-one hundred twelfths (11/112) interest                                                               |
| Marilyn Reynolds Van Dam                                    | Eleven-one hundred twelfths (11/112) interest                                                               |

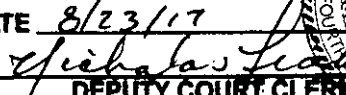
6. Ralph T. Reynolds is appointed as the Personal Representative to with the limited purpose of transferring the property, to act without bond.

7. Upon qualification and acceptance, letters of administration be issued.

DATED and signed this 14 day of December, 2012.

  
Judge James Brady



ORIGINAL IF IN RED INK  
 I CERTIFY THAT THIS IS A TRUE COPY OF  
 AN ORIGINAL DOCUMENT ON FILE IN THE  
 FOURTH JUDICIAL DISTRICT COURT, UTAH  
 COUNTY, STATE OF UTAH  
 DATE 8/23/17  
  
 DEPUTY COURT CLERK

