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7/3/2014 11:23:00 AM \$21.00  
Book - 10243 Pg - 3339-3344  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BENCHMARK TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED RETURN TO:  
GRANTEES AT:

4978 Brian K. Hill & Kim M. Hill  
~~4878~~ S. Atwood Blvd.  
Murray, Utah 84107

Affects Tax Id. No.: 22-07-179-~~0001~~-0000

12631

**PERSONAL REPRESENTATIVE'S DEED**

THIS DEED is made by ROBERT J. WINES, as Personal Representative of the Estate of Janice F. Armstrong a.k.a. Janice Lucille Armstrong, deceased, as Grantor, to BRIAN K. HILL and KIM M. HILL, Grantees, as joint tenants with full rights of survivorship, whose address is 4878 S. Atwood Blvd, Murray, Utah 84107.

WHEREAS, Decedent, Janice F. Armstrong a.k.a. Janice Lucille Armstrong of Elko County, Nevada, died testate on the 29<sup>th</sup> day of August, 2013, in Elko County, Nevada. ;

WHEREAS, Decedent's *Will*, dated April 2, 2009 was admitted to probate in the District Court of the Fourth Judicial District of the State of Nevada, in and for the County of Elko as Probate No. PR-P2-13-122 and Grantor was appointed Personal Representative of Decedent's estate pursuant to an Order for Full Administration of Estate and for Issuance of Letters Testamentary dated December 11, 2013 issued by said Court; and

WHEREAS, a Proof of Authority for said Personal Representative has been filed with the Third District Court, Salt Lake County as Probate No. 143900898;

THEREFORE, for valuable consideration received, Grantor hereby conveys and grants to Grantee, all of the interest of the Decedent's Estate in and to the following described real property in Salt Lake County, Utah:

See Exhibit "A" attached hereto and by this reference incorporated herein.

DATED this 2<sup>nd</sup> day of June, 2014.

*Robert J. Wines*  
ROBERT J. WINES  
Personal Representative of the Estate of  
Janice F. Armstrong a.k.a. Janice Lucille  
Armstrong, deceased.

STATE OF NEVADA )  
 ) ss.  
County of ELKO )

On the 2<sup>nd</sup> day of June, 2014, personally appeared before me ROBERT J. WINES, as Personal Representative of the Estate of Janice F. Armstrong a.k.a. Janice Lucille Armstrong, and as signer of the foregoing instrument, who acknowledged to me that he executed the same.



*Catherine J. Hassett*  
NOTARY PUBLIC

**EXHIBIT "A"**

A parcel of real property located in Salt Lake County, Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 8, Atwood Addition, thence South 62°55'00" East 135 feet; thence South 17°15'00" West 74.7 feet; thence North 62°55'00" West 66.05 feet; thence North 71°50'00" West 67.9 feet to the East right of way line of Atwood Blvd, thence North 17°15'00 East 85.6 feet to the point of Beginning.

Together with ½ of the vacated alley abutting the East side of the foregoing Property.

More commonly known as: 4975 South Atwood Blvd, Murray, Utah

APN: 22-07-179-~~X~~001-0000

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

**FILED**  
MAY 13 1:35 PM '14  
ELKO CO DISTRICT CTS.

STATE OF UTAH  
I CERTIFY THAT THIS IS A TRUE COPY  
OF A DOCUMENT ON FILE IN THE  
THIRD DISTRICT COURT IN SALT LAKE  
COUNTY, STATE OF UTAH.  
DATE: MAY 12 2014

IN THE MATTER OF THE ESTATE OF  
JANICE F. ARMSTRONG, aka JANICE  
LUCILLE ARMSTRONG,

CASE NO. PR-13-122  
Dept. I

CLERK DEPUTY

Deceased.

**FILED DISTRICT COURT**  
Third Judicial District

MAY - 6 2014

SALT LAKE COUNTY

Deputy Clerk

**LETTERS TESTAMENTARY**

STATE OF NEVADA )

: ss.

COUNTY OF ELKO )

143900898

This is to certify that by an order of the above named Court made and entered on the 13<sup>th</sup> day of December, 2013, ROBERT J. WINES was appointed Personal Representative of the Estate of JANICE F. ARMSTRONG, aka JANICE LUCILLE ARMSTRONG, Deceased, by virtue of which these Letters are issued this the 17<sup>th</sup> day of December, 2013, he having duly qualified.

WITNESS my hand and the seal of said Court this 17<sup>th</sup> day of December, 2013.

CAROL FOSMO, County Clerk

By: [Signature]  
Deputy Clerk

**OATH OF OFFICE**

I, ROBERT J. WINES, do solemnly swear that I will perform according to law, the duties of Personal Representative of the Estate of JANICE F. ARMSTRONG, aka JANICE LUCILLE ARMSTRONG, Deceased.

[Signature]  
ROBERT J. WINES

SUBSCRIBED AND SWORN TO  
before me by ROBERT J. WINES  
this 17<sup>th</sup> day of December, 2013.

CAROL FOSMO, County Clerk

By: [Signature]  
Deputy Clerk

CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE  
17 day of Dec. 20 13  
[Signature]  
CLERK

No. PR-P2-13-122  
Dept. I

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

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I, CAROL FOSMO, County Clerk and Ex-Officio Clerk of the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, do hereby certify that I have compared the attached copies with the originals thereof, and that I am the keeper of said originals, keeping the same on file in my office as the legal custodian, and keeper of the same under the laws of the State of Nevada; and I further certify that the copy attached hereto is a full, true and correct copy of the ORDER FOR FULL ADMINISTRATION OF ESTATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY, IN THE MATTER OF THE ESTATE OF JANICE F. ARMSTRONG, aka JANICE LUCILLE ARMSTRONG, Deceased, Case No. PR-P2-13-122; I further certify that the copy attached hereto is a full, true and correct copy of the LETTERS TESTAMENTARY, IN THE MATTER OF THE ESTATE OF JANICE F. ARMSTRONG, aka JANICE LUCILLE ARMSTRONG, Deceased, Case No. PR-P2-13-122, executed by Robert J. Wines on December 17, 2013; I further certify that the copy attached hereto is a full, true and correct copy of the LAST WILL AND TESTAMENT OF JANICE F. ARMSTRONG, admitted to probate IN THE MATTER OF THE ESTATE OF JANICE F. ARMSTRONG, aka JANICE LUCILLE ARMSTRONG, Deceased, Case No. PR-P2-13-122, now on file in my office.

I do further certify that the same have not been altered, amended or set aside, and are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Court this 17<sup>th</sup> day of March, 2014.

By: Carol Fosmo  
CAROL FOSMO, ELKO COUNTY CLERK

I, NANCY PORTER, Judge of the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, do hereby certify that said Court is a Court of Record, having a Clerk and a Seal; that CAROL FOSMO, who has signed the annexed attestation, is the duly elected and qualified County Clerk of the County of Elko, and was at the time of signing said attestation, Ex-Officio Clerk of said Court; that said signature is her genuine handwriting, and that all her official acts as such Clerk are entitled to full faith and credit.

I do further certify that said attestation is in due form of law.

WITNESS my hand this 19 day of March, 2014.

Nancy Porter  
Judge of the Fourth Judicial District Court in and for the County of Elko, State of Nevada

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF ELKO        )

I, CAROL FOSMO, County Clerk and Ex-Officio Clerk of the Fourth judicial District Court of the State of Nevada, in and for the County of Elko, do hereby certify that the HONORABLE NANCY PORTER, whose name is subscribed to the preceding Certificate, is the Judge of said Court, duly elected and qualified, and that the signature of said Judge to said Certificate is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the said Court this 19 day of March, 2014.

By: Carol Fosmo  
CAROL FOSMO, ELKO COUNTY CLERK