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Book - 10352 Pg - 3799-3804
Gary W. Ott
Recorder, Salt Lake County, UT
TITLE ONE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED RETURN TO:

Susan Lowry
8932 S. Pagoda Lane
West Jordan, Utah 84088

PERSONAL REPRESENTATIVE'S DEED

This Deed, made by Susan Christine Lowry, as personal representative of the estate of Nancy Itsuko Rael, deceased, of Salt Lake County, State of Utah, as Grantor to Barbara Bergeson, , **GRANTEE** hereunder, whose address is 5285 S. Spring House Lane, Murray, Utah 84107;

Whereas, Grantor is the qualified personal representative of said estate, filed as Probate Number 153901103, in Salt Lake County, Utah.

Therefore, for valuable consideration received, Grantor sells and conveys to Grantee the following described real property in Salt Lake County, State of Utah:

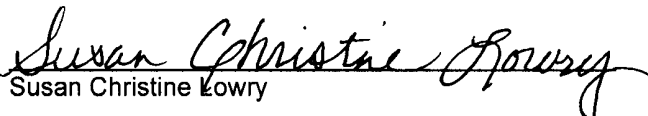
Unit No. J-6 in Building J of SPRING HILL CONDOMINIUMS, Phase One, a Utah Condominium Project, according to the records of survey map filed for record as Entry No. 2567818 in Book 73-9 of Plats at Page 75.

TOGETHER WITH the appurtenant undivided ownership interest in the "Common Areas and Facilities" as set forth in the Declaration of Covenants, Conditions, Restrictions and By-Laws for Spring Hill Condominiums, Phase One and the Exhibits attached thereto, filed for record as Entry No. 2567817 in Book 3414 at Pages 48 through 85 of Official records, and the Amendment to the Declaration filed for record December 12, 1973 as Entry No. 2586789 of Official Records.

TAX ID #: 22-07-433-049

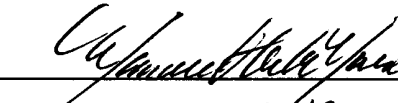
also known by street and number as: 5285 South Spring House Lane, Murray, UT 84107, with all appurtenances.

WITNESS, the hand of said grantor this 12TH day of August, 2015.


Susan Christine Lowry

State of Utah
County of Salt Lake

On this 12th day of August, 2015, personally appeared before me, the undersigned Notary Public, personally appeared Susan Christine Lowry who is the Personal Representative of the Estate of Nancy Itsuko Rael, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 3-16-19



The Order of Court is stated below:

Dated: June 24, 2015
03:08:55 PM

At the direction of
Randall N. Carling
District Court Judge
by
/s/ Joanne Sawyer
District Court Clerk



Kyle W. Jones 1744
Attorney for Petitioner
420 East South Temple, Suite 470
Salt Lake City, Utah 84111
Telephone: (801) 359-7771
Fax: (801) 359-7774
kyle@kylewjoneslaw.com

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY
STATE OF UTAH

<p>In the matter of the estate of:</p> <p>Nancy Itsuko Rael</p> <p>Deceased.</p>	<p>DETERMINATION OF HEIRS</p> <p>Probate No.: 153901103 Judge: Paul G. Maughan</p>
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On this 2nd day of June, 2015, came on be heard the petition of Susan Christine Lowry for an Order determining the heirs of Nancy Itsuko Rael, deceased, and the Court having considered such petition and having reviewed the evidence pertaining to such petition,

NOW THEREOFRE, IT IS HEREBY ORDERED AND DECREED THAT:

1. The Court has jurisdiction of this estate, proceedings and subject matter.
2. The time required for notice has expired or all notices have been given or waived.
3. The decedent, Nancy Itsuko Rael, died on February 28, 2008, at the age of

seventy-four (74) years.

4. Venue is proper because at the time of death the decedent was domiciled in Salt Lake County, State of Utah and owned property in this county.

5. The decedent's estate was never probated and cannot now be probated because more than three (3) years have passed since the decedent's death.

6. At the time of decedent's death, he was not married and the decedent had one child, namely; Susan Christine Lowry who has reach the age of majority. The decedent had no other children, living or dead.

7. The name(s) and address(es) of the living heirs, according to the Utah Rules of Intestate Succession of the decedent, are as follows:

<u>NAMES</u>	<u>ADDRESS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
Susan Christine Lowry	8932 South Pagoda Lane West Jordan, Utah 84088	60	Daughter

8. At the time of the decedent's death the decedent owned an interest in the following described real property located in Salt Lake County, State of Utah:

**EXHIBIT A
LEGAL DESCRIPTION**

Unit No. J-6 in Building J of SPRING HILL CONDOMINIUMS, Phase One, a Utah Condominium Project, according to the records of survey map filed for record as Entry No. 2567818 in Book 73-9 of Plats at Page 75.
TOGETHER WITH the appurtenant undivided ownership interest in the "Common Areas and Facilities" as set forth in the Declaration of Covenants, Conditions, Restrictions and By-Laws for Spring Hill Condominiums, Phase One and the Exhibits attached thereto, filed for record as Entry No. 2567817 in Book 3414 at Pages 48 through 85 of Official records, and the Amendment to the Declaration filed for record December 12, 1973 as Entry No. 2586789 of Official Records.

9. At the time of the decedent's death, distribution of the decedent's estate was governed by the provisions of Utah Code Annotated Section 75-2-102 which provides as

follows:

75.2.103 Share of heirs other than surviving spouse

“

(1) Any part of the intestate estate not passing to a 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 who survive the decedent:

(a)

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

10. All the heirs have filed with the court waiver & notice and waiver of bond.

END OF ORDER

Signature and date appear at top left of first page

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2008002501

Nancy Itsuko Rael

DECEDENT INFORMATION

Date of Death:	February 28, 2008	Time of Death:	05:00
City of Death:	Sandy	County of Death:	Salt Lake
Age:	74	Date of Birth:	January 5, 1934
Place of Birth:	Los Angeles, California	Sex:	Female
Armed Services:	No	Marital Status:	Divorced
Spouse's Name:		Usual Occupation:	Registered Nurse
Industry/Business:	Veterans Administration	Education:	Bachelor's Degree
Residence:	Murray, Utah	Father's Name:	Toraji Joseph Koseki
Mother's Name:	Ada I Nanganuma	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Crosslands Health Care Ctr		

INFORMANT INFORMATION

Name:	Susan Christine Lowry	Relationship:	Daughter
Mailing Address:	8932 Pagoda Tree Lane, West Jordan, Utah 84088		

DISPOSITION INFORMATION

Method of Disposition:	Cremation
Place of Disposition:	Mountain View Memorial Estates, Salt Lake City, Utah
Date of Disposition:	March 1, 2008

FUNERAL HOME INFORMATION

Funeral Home:	Mountain View Mortuary
Address:	7800 South 3115 East, Salt Lake City, Utah 84121
Funeral Director:	Marjorie C. Smith

MEDICAL CERTIFICATION

Medical Professional: Kavita Willesen MD, 1108 West South Jordan Parkway #C, South Jordan, Utah 84094

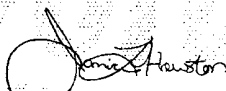
CAUSE OF DEATH

Cardiopulmonary failure [Onset: 15 Minutes]
Due to (or as a consequence of): Colon cancer with metastasis [Onset: 6 Months]
Due to (or as a consequence of): Diabetes type II [Onset: 10 Years]
Tobacco Use: Did not Contribute
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: February 29, 2008

Date Issued: May 13, 2015

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.



Janice L. Houston
State Registrar
Rev. 6/13



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UTAH DEPARTMENT OF HEALTH
Office of Vital Records & Statistics
Salt Lake City, Utah

BK 10352 PG 3804