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When Recorded, Please Mail To:
Mail Tax Statements To:

Ms.Carolyn Nielsen
4040 South 865 East, Unit H
Salt Lake City, Utah 84107

14058665 B: 11394 P: 1976 Total Pages: 4
01/03/2023 01:50 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To WILLIAM L PRATER, LLC
6925 UNION PARK CENTER SUITE 265 MIDVALE, UT 84047



PERSONAL REPRESENTATIVE'S DEED

THIS DEED made this 29th day of December, 2022, by CAROLYNE NIELSEN, in her capacity as Personal Representative of the Estate of Richard Christian Nielsen, also known as Chris Nielsen, deceased, Grantor;

W I T N E S S E T H

WHEREAS, Grantor is the duly acting and qualified personal representative of said Estate, filed as Probate Number 223903069, in the Third Judicial District Court for Salt Lake, State of Utah, as evidenced by the attached Letters of Administration; and

WHEREAS, Grantor, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell, convey and confirm unto

CAROLYNE NIELSEN,

as Grantee, whose address is 4040 South 865 East, Unit H, Salt Lake City, Utah 8410, all of Grantor's interest in and to the described tract of real property situated in Salt Lake County, State of Utah, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, said Grantor has executed this instrument on the date first above written.

THE ESTATE OF RICHARD CHRISTIAN
NIELSEN, also known as CHRIS NIELSEN

By: Carolyn Nielsen
Carolyn Nielsen
Personal Representative

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 29th day of December, 2022, before me, the undersigned Notary, personally appeared CAROLYNE NIELSEN, as Personal Representative of the ESTATE OF RICHARD CHRISTIAN NIELSEN, also known as CHRIS NIELSEN, who is personally known to me or who proved to me her identity through documentary evidence to be the person who signed the preceding document in my presence and who acknowledged to me that she executed said document on behalf of said Estate.

Carolyn C. Clyde
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires:

10873\NIELSEN.DEE.PR



EXHIBIT "A"

Legal Description

The following described property is located in Salt Lake County, State of Utah:

UNIT NO. 208H, BUILDING 42, CONTAINED WITHIN THE WAYLAND STATION AT OLD FARM, A PROWSWOOD OPEN SPACE COMMUNITY (PHASE NO. 2), A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON OCTOBER 07, 1976 IN SALT LAKE COUNTY, AS ENTRY NO. 2863983, IN BOOK "76-10" OF PLATS, AT PAGE 211 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON OCTOBER 07, 1976 IN SALT LAKE COUNTY, AS ENTRY NO. 2863984 IN BOOK 4362 AT PAGE 119 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON PROPERTIES DESCRIBED, AS PROVIDED FOR, AND SUBJECT TO THE PROVISIONS THEREIN, IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONCERNING THE OLD FARM COMMUNITY PHASE "1", FILED FOR RECORD AS ENTRY NO. 2630430, IN BOOK 3613, AT PAGES 431 THROUGH 447 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO.

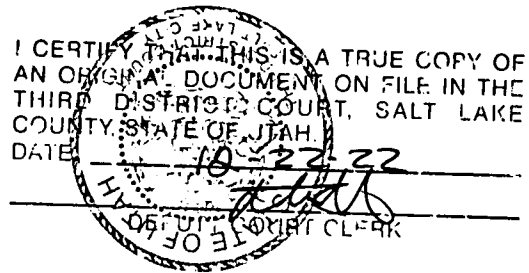
Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Parcel No. 16-31-479-044-0000

The Order of the Court is stated below:

Dated: December 22, 2022
02:40:47 PM

/s/ MAGDALENA ALVARADO
District Court Clerk



1William L. Prater, Esq. - Bar #2639
of and for
WILLIAM L. PRATER, LLC
Attorney for Personal Representative
6925 Union Park Center, Suite 265
Midvale, Utah 84047
(801) 566-8882
bill@billprater.com

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

<p>IN THE MATTER OF THE ESTATE OF</p> <p>RICHARD CHRISTIAN NIELSEN,</p> <p>Deceased.</p>	<p>LETTERS OF ADMINISTRATION</p> <p>Probate No. 223903069 Judge: Kara Pettit</p>
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1. CAROLYNE NIELSEN was appointed and qualified as general personal representative of the estate of the above-named decedent, by the Registrar, with all authority pertaining thereto.

2. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

END OF DOCUMENT

COURT DATE AND SIGNATURE AT TOP OF PAGE