

14171455 B: 11454 P: 7407 Total Pages: 4  
11/03/2023 03:51 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**When Recorded mail to:**  
Sean O'Brien  
2500 E. Olympus Dr.  
Holladay, UT 84124

File No.: 172653-PCP

**AFFIDAVIT  
DEATH OF A JOINT TENANT**

I, Sean O'Brien, Personal Representative of The Estate of Verl R. O'Brien aka Verl Rich O'Brien, being of legal age and being first duly sworn, depose and state as follows:

Karen Marie O'Brien, the decedent in the attached certificate of death or other document witnessing death is the same person as Karen M. O'Brien, named as a party in the document dated June 12, 2009 recorded June 12, 2009 as Entry 10728299, records of the Salt Lake County Recorder, Utah.

Karen Marie O'Brien, the decedent in the attached certificate of death or other document witnessing death is the same person as Karen M. O'Brien, named as a party in the document dated May 21, 2009 recorded June 12, 2009 as Entry 10728298, records of the Salt Lake County Recorder, Utah.

This Affidavit is given to provide notice of the termination of the decedent's interest as a joint tenant in the following described property located in Salt Lake County, State of Utah:

**PARCEL 1:**

Beginning at a point South 00°31'14" West 1,085.76 and North 47°04'50" West 321.22 feet and North 71°08'22" West 135.08 feet and North 86°00'00" West 109.68 feet and South 00°31'14" West 145.96 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 77°06'00" West 79.37 feet along the South property line of the Nelson tract; thence North 29.18 feet to the centerline of Millcreek Stream; thence North 86°15'00" East along the centerline of said stream 38.0 feet; thence South 73°12'00" East 41.56 feet along said centerline to the Nelson East property line; thence South 00°31'14" West 37.37 feet to the point of beginning.

**PARCEL 2:**

Beginning at the Southeast corner of Coons property description, said point being South 00°31'14" West 1,085.76 feet and North 47°04'50" West 321.22 feet and North 71°08'22" West 135.08 feet and North 86°00'00" West 20.15 feet and Easterly 0.64 feet and South 00°31'14" West 223.93 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°00'00" West 84.92 feet; thence North 77°06'00" West 47.99 feet; thence North 00°31'14" East 38.06 feet to the centerline of Millcreek Stream; thence along said centerline of Millcreek Stream the following (7) courses; (1) South 72°00'00" East 38.0 feet; (2) South 54°00'00" East 21.0 feet; (3) South 36°00'00" East 18.0 feet; (4) South 23°00'00" East 26.0 feet; (5) Southeasterly on a 62 foot radius curve to the right, chord bears South 05°30'07" East 23.84 feet, a distance of 23.99 feet; (6) South 03°26'00" West 12.65 feet; and (7) South 30°00'00" East 27.00 feet to the point of beginning.

TAX ID NO.: 16-35-276-037 and 16-35-276-039

Dated October 23, 2023


Estate of Verl R. O'Brien aka Verl Rich O'Brien

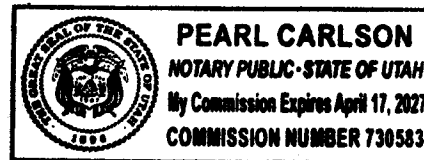
  
Sean O'Brien, Personal Representative

STATE OF UTAH

COUNTY OF SALT LAKE

On the 24 day of Oct., 2023, personally appeared before me Sean O'Brien, Personal Representative of The Estate of Verl R. O'Brien aka Verl Rich O'Brien, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Probate No. 213902158.

  
Notary Public



*April 17, 2027*  
*730583*

**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**

**COUNTY OF ORANGE**

**HEALTH CARE AGENCY**  
 1200 N. MAIN STREET, SUITE 100-A  
 SANTA ANA, CALIFORNIA 92701

3052018223716

**CERTIFICATE OF DEATH**

3201630017378

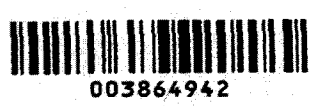
STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given)		8. LAST (Family)	
KAREN		O'BRIEN	
2. MIDDLE		9. SEX	
MARIE		F	
4. DATE OF BIRTH			
09/13/1930			
6. AGE Yrs. 86			
7. DATE OF DEATH			
11/08/2016			
8. HOUR (24 Hour)			
2007			
9. BIRTH STATE/FOREIGN COUNTRY		10. SOCIAL SECURITY NUMBER	
UT		528-34-8599	
11. EVER IN U.S. ARMED FORCES?		12. MARITAL STATUS (at time of death)	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		MARRIED	
13. EDUCATION - Highest Level/Type		14. DECEDENT'S RACE - Up to 9 races may be listed (see instructions on back)	
SOME COLLEGE		WHITE	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		16. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, retail administration, employment agency, etc.)	
HOMEMAKER		OWN HOME	
17. YEARS IN OCCUPATION			
61			
18. DECEDENT'S RESIDENCE (Street and number, or location)			
520 S. BAY FRONT			
19. CITY		20. COUNTY/PROVINCE	
NEWPORT BEACH		ORANGE	
21. ZIP CODE		22. YEARS IN COUNTY	
92662		11	
23. STATE/FOREIGN COUNTRY		24. INFORMATION NAME, RELATIONSHIP	
CA		VERL O'BRIEN, HUSBAND	
25. NAME OF SURVIVING SPOUSE/PARTNER		26. LAST (BIRTH NAME)	
VERL		O'BRIEN	
27. NAME OF FATHER/PARTNER - FIRST		28. LAST	
LEO		HANSEN	
29. NAME OF MOTHER/PARTNER - FIRST		30. LAST	
GRETLE		OWEN	
31. PLACE OF FINAL INTERMENT		32. LICENSE NUMBER	
WASATCH LAWN MEMORIAL PARK		EMB8777	
33. TYPE OF INTERMENT		34. DATE	
TRBU		11/17/2016	
35. SIGNATURE OF EMBALMER		36. LICENSE NUMBER	
ADRIENNE SADOWSKI		FD1178	
37. SIGNATURE OF LOCAL REGISTRAR		38. LICENSE NUMBER	
ERIC G. HANDLER, M.D.		G70435	
39. PLACE OF DEATH		40. DATE	
RESIDENCE/HOSPICE		11/16/2016	
41. COUNTY		42. CITY	
ORANGE		NEWPORT BEACH	
43. CAUSE OF DEATH			
SEVERE SEPSIS			
PNEUMONIA			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107			
NONE			
44. SIGNATURE AND TITLE OF CERTIFIER			
MICHAEL ALAN MALOUF M.D.			
45. LICENSE NUMBER			
G70435			
46. DATE			
11/16/2016			
47. TYPE ATTENDING PHYSICIAN'S NAME, ADDRESS, ZIP CODE			
MICHAEL ALAN MALOUF M.D. 200 W. CENTER ST PROMENADE #200-B, ANAHEIM, CA 92805			
48. MANNER OF DEATH			
Natural			
49. PLACE OF BIRTH			
UT			
50. INFLUENZA VACCINE			
No			
51. SIGNATURE OF CORONER / DEPUTY CORONER			
ERIC G. HANDLER, M.D.			
52. DATE			
11/21/2016			
53. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER			
ERIC G. HANDLER, M.D.			

**CERTIFIED COPY OF VITAL RECORD**  
 STATE OF CALIFORNIA, COUNTY OF ORANGE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Vital Records Section, Orange County Health Care Agency.

November 21, 2016

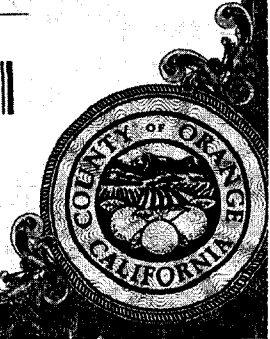
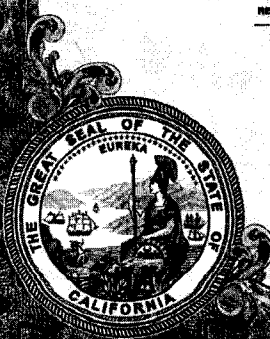
DATE ISSUED



*Eric G. Handler M.D.*  
 ERIC G. HANDLER, M.D.  
 COUNTY HEALTH OFFICER

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



The Order of the Court is stated below:

Dated: October 20, 2021  
04:29:53 PM

/s/ KATIE JOHNSON  
District Court Clerk



John N. Brems (3769)  
**BREMS LAW**  
10717 Watery Way  
South Jordan, Utah 84009  
Telephone: (801) 580-2347

Attorney for Applicant

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

<p><b>IN THE MATTER OF THE ESTATE OF</b></p> <p><b>VERL R. O'BRIEN aka VERL RICH O'BRIEN</b></p> <p>Deceased.</p>	<p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p>	<p><b>LETTER TESTAMENTARY</b></p> <p>Probate No.213902158</p> <p>Judge Robert Faust</p>
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- Sean O'Brien was duly appointed and qualified as Personal Representative of the Estate of the above-named decedent on the 20th day of October, 2021, by the Court, with all authority pertaining to such office.
- Administration of the Estate is unsupervised.
- These Letters are issued to evidence the appointment, qualification, and authority of the Personal Representative.

**ENTERED BY THE CLERK OF THE COURT ON THE DATE INDICATED BY THE  
PROPOSED COURT'S SEAL AT THE TOP RIGHT OF THE FIRST PAGE**