

**RECORDING REQUESTED BY:** )  
John K. Rice, Esq )  
PEARSON BUTLER )  
1802 W. South Jordan Pkwy, Ste 200 )  
South Jordan, Utah 84095 )

**SEND TAX NOTICE TO:** )  
Matthew J Nikols )  
PO Box 711458 )  
Salt Lake City, UT 84171 )  
Herriman, UT 84096 )

### PERSONAL REPRESENTATIVE'S DEED

THIS DEED made this 15th day of December, 2023, by MATTHEW J. NIKOLS, whose address is 6822 S. Courtland Ave., Cottonwood Heights, Utah 84121, in his capacity as Personal Representative of the Estate of JOHN N NIKOLS, also known as JOHN NIKOLS who is deceased, to Nick J. Nikols, Matthew J. Nikols and Diana J Nicholas, Successor Co-Trustees of The John N Nikols Living Trust dated July 16, 2019, GRANTEE, said Trust having an address of 6822 S. Courtland Ave., Cottonwood Heights, Utah 84121.

WHEREAS GRANTOR is the qualified personal representative of the Estate of John N Nikols, filed as Probate Number 233902869, in the Third Judicial District Court for Salt Lake County, State of Utah as set for the in the duly issued Letters Testamentary attached hereto;

THEREFOR, for valuable consideration received, GRANTOR QUITCLAIMS, TRANSFERS AND CONVEYS TO GRANTEE the following described real property situated at 2256 S. Lakeline Circle, City of Salt Lake, County of Salt Lake, State of Utah, more particularly described as:

LOT 616, ARCADIA HEIGHTS PLAT F, according to the official plat thereof of record in the office of the County Recorder for Salt Lake County.

Together with all buildings, improvements, appurtenances, and water rights and subject to current general taxes, easements, restriction and rights of way of record.

Parcel Number 16231320160000

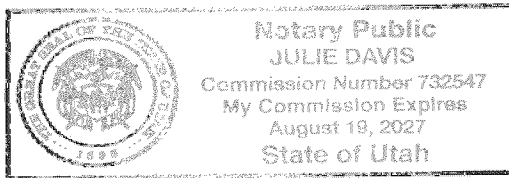
IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument this 15th day of December, 2023.


  
MATTHEW J. NIKOLS

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

On this 15th day of December, 2023, before me, the undersigned, a Notary Public for the State of Utah, personally appeared Matthew J Nikols, known to me to be the person whose name is subscribed to in the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
Notary Public of Utah

The Order of the Court is stated below:

Dated: December 11, 2023  
10:48:40 AM

/s/ MERLINDA PHIPPS  
District Court Clerk



John K. Rice (04397)  
PEARSON BUTLER, LLC  
1802 W. South Jordan Parkway, Suite 200  
South Jordan, Utah 84095  
Telephone: (801) 495-4104  
John.rice@pearsonbutler.com  
Attorney for Applicant

IN THE PROBATE DIVISION OF THE THIRD DISTRICT COURT  
SALT LAKE COUNTY, STATE OF UTAH

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IN THE MATTER OF THE ESTATE OF

LETTERS TESTAMENTARY

JOHN N. NIKOLS

Probate No. 233902869

Deceased.

Judge: Laura Scott

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1. MATTHEW J. NIKOLS, was duly appointed and qualified as general personal representative of the estate of the above-named decedent by the Court with all authority pertaining thereto.
2. Administration of the estate is unsupervised.
3. These letters are issued to evidence the appointment, qualification and authority of the above-described personal representative.

THE SIGNATURE OF THE COURT WILL APPEAR AT  
THE TOP OF THIS DOCUMENT