

14215091 B: 11477 P: 3208 Total Pages: 5

03/12/2024 01:05 PM By: adavis Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: PRIME TITLE INSURANCE AGENCY

8777 S REDWOOD RDWEST JORDAN, UT 840889333

When Recorded, Mail Deed and Tax Notices to:

AAB Holdings LLC, A Utah Limited Liability Company

4386 South 2490 East

Holladay, UT 84124

Order Number: 2023-259-TF

WARRANTY DEED

GRANTOR(S): Jesse Kelley, Personal Representative of the Estate of Wayne M. Kelley

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): AAB Holdings LLC, A Utah Limited Liability Company

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Salt Lake County, State of UTAH:

Letter's of Testamentary recorded November 22, 2023 Case No. 223900903

"See Exhibit "A"

Tax Parcel No. 22-03-277-004

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 12th day of March, 2024.

Jesse Kelley Personal Representative of the Estate of
Jesse Kelley, Personal Representative of the Estate of Wayne M. Kelley

STATE OF UTAH
COUNTY OF SALT LAKE

On this 12th day of February, 2024, before me Tiffani Flanagan, a notary public, personally appeared Jesse Kelley, Personal Representative of the Estate of Wayne M. Kelley, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public



Exhibit "A"
Property Description

LOT 3, SULLIVAN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF
RECORDED IN THE OFFICE OF THE COUNTY RECORDER

Parcel id 22-03-277-004

The Order of the Court is stated below:

Dated: July 13, 2022
04:37:18 PM

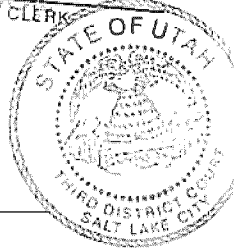
/s/ MAGDALENA ALVARADO
District Court Clerk

Kelly M. Kennedy #10952
Seal & Kennedy,
a Professional Corporation
Attorneys for Personal Representative
5965 South 900 East, Suite 350
Murray, UT 84121
Telephone: (801) 272-8261
Fax: (801) 272-4512
Email: Kelly@sealkennedy.com

I CERTIFY THAT THIS IS A TRUE COPY OF AN
ORIGINAL DOCUMENT ON FILE IN THE THIRD
DISTRICT COURT, SALT LAKE COUNTY,
STATE OF UTAH.

DATE: 11/28/22

DEPUTY COURT CLERK



IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT

IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

In the Matter of the Estate of
WAYNE MARKLYN KELLEY,
Deceased.

LETTERS TESTAMENTARY

Probate No.: 223900903

Judge: SU CHON

1. JESSE

W.

KELLEY

was duly appointed and qualified as General Personal
Representatives of the Estate of the above-named
decedent

, by the above-entitled Court 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
THE COURT OFFICIAL'S SIGNATURE SHALL APPEAR AT THE
TOP OF THE FIRST PAGE**

Letters/Kelley/Pro22

