

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

When Recorded, Mail Deed and Tax Notices to:

AAB Holdings LLC, A Utah Limited Liability Company 8777 S REDWOOD RDWEST JORDAN, UT 840889333

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 12<sup>th</sup> day of March, 2024.

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

  
\_\_\_\_\_  
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

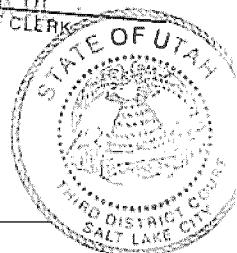
/s/ MAGDALENA ALVARADO  
District Court Clerk

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: 11/24/2022

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*

