

After Recording, Return To:



14305172 B: 11527 P: 8948 Total Pages: 3
10/25/2024 11:51 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

MAIL TAX NOTICES TO GRANTEE AT:
1768 S Ridgepoint Dr, Bountiful, UT 84010

Transaction Reference Information:

File Number: **SL58296CA**

Tax Parcel No(s).: **21-20-181-013**

Property Address(es) (if any):

3656 WEST KENTUCKY CIRCLE, WEST JORDAN, UT 84084

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is given by **THOMAS H MONTGOMERY** (hereinafter referred to as "Grantor"), as qualified Personal Representative of the Estate of **JULEE MOAKE MONTGOMERY**, deceased, pursuant to Probate Case No. **243901450**, in the **THIRD** Judicial District Court, **SALT LAKE** County, State of Utah, as evidenced by the Letters of Administration / Letters Testamentary entered in said case attached hereto as an Exhibit.

JULEE MOAKE MONTGOMERY is one and the same person as **JULEE MONTGOMERY** who acquired title to the real property described herein by that certain deed recorded in the Recorder's Office, **SALT LAKE** County, Utah, on **FEBRUARY 27, 2015** as Entry No. **12000870**.

Grantor, in exchange for good and valuable consideration, hereby conveys and warrants to

SEBLASER LLC, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 5, DIXIE VALLEY NO. 8, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL58296CA**

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**-Signature Page and Notary Acknowledgment
to Personal Representative's Deed-**

THE INDIVIDUAL WHO SIGNS THIS INSTRUMENT HEREBY CERTIFIES, REPRESENTS, AND WARRANTS THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE REAL PROPERTY DESCRIBED HEREIN AND THAT HE/SHE HAS EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 22 day of **OCTOBER, 2024**.

*Thomas H. Montgomery, Personal Representative
of the Estate of Julee Moake Montgomery,
deceased*

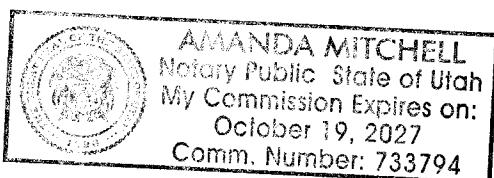
THOMAS H MONTGOMERY,
Personal Representative of the Estate of
JULEE MOAKE MONTGOMERY,
deceased

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On this 22 day of **October, 2024**, personally appeared before me **THOMAS H MONTGOMERY**, as Personal Representative of the Estate of **JULEE MOAKE MONTGOMERY**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument. Witness my hand and official seal.

Allen

NOTARY PUBLIC



The Order of the Court is stated below:

Dated: June 13, 2024

09:42:55 AM

/s/ MAGDALENA ALVARADO

District Court Clerk



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SCHMID JACOBS LAW

2046 East Murray Holladay Road, Suite 200
Salt Lake City, UT 84117
Telephone: (801) 531-8300
Facsimile: (801) 948-4315
Email: gay@gschmidlaw.com

Attorney for Personal Representative

In the District Court of Utah

Third Judicial District Salt Lake County

Court Address: 450 South State Street, Salt Lake City, UT 84114

In the Matter of the Estate of

Letters of Administration

JULEE MOAKE MONTGOMERY,

Case Number: 243901450

Decedent.

Judge: Kent Holmberg

1. Thomas H. Montgomery is duly appointed and qualified as Personal Representative of the estate of the decedent, Julee Moake Montgomery, with all authority pertaining thereto.
2. The Personal Representative is not supervised.
3. These letters are issued to evidence the appointment, qualification, and authority of said Personal Representative.

SO ORDERED

SIGNED BY THE COURT

(As indicated by the electronic signature and seal at the top of page 1.)