

14396721 B: 11578 P: 3807 Total Pages: 3
06/12/2025 01:59 PM By: ErRomero Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: UNITED WEST TITLE
961 S OREM BLVDOREM, UT 840585011

Send Tax Notice To:
Aaron Frost
3356 High Bluff Meadow Lane
Lehi, UT 84043
UW-14505

PERSONAL REPRESENTATIVE'S DEED

This deed, made by **Richard K. Deason, as General Personal Representative of the Estate of Maye W. Deason aka Violet Mae Deason**, deceased,

to **Aaron Frost**,

Grantor

Grantee

WHEREAS, Grantor is the qualified general personal representative of said estate, filed as Probate No. 203900977 in Salt Lake County, State of Utah.

THEREFORE, for valuable consideration received, Grantor sells and conveys to Grantee the following described real property in SALT LAKE County, Utah:

See Attached Exhibit "A"

Tax ID 27-05-179-040-0000

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2010 taxes and thereafter.

WITNESS the hand of said grantor, this June 9th, 2025



Richard K. Deason as General Personal Representative of the Estate of Maye W. Deason aka Violet Mae Deason

State of Arizona)
County of Mohave)ss

On the 9th day of June, 2025, personally appeared before me, **Richard K. Deason, as General Personal Representative of the estate of Maye W. Deason aka Violet Mae Deason**, as the signer of the foregoing document who acknowledged to me that he executed the same.



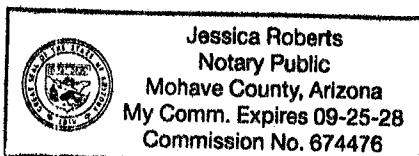
Notary Public

EXHIBIT "A"
UW-14505

Beginning at a point which is North 00°06'14" West along the quarter section line 675.07 feet from the center of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also being South 00°06'04" East 1983.92 feet from the North quarter corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°06'14' West 210.74 feet; thence North 89°27'55" West 1033.50 feet; thence South 00°06'14" East 210.75 feet; thence South 15.07 feet; thence East 1033.5 feet; thence North 15.07 feet to the point of beginning.

LESS AND EXCEPTING:

A parcel of land in fee, for the widening of existing State Route 154 known as Project No. S-0154(12)11, being part of an entire tract of property situate in the Southeastern quarter of the Northwestern quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the existing westerly highway right of way and limited access line of said SR-154 which point is 660.04 feet North 00°06'14" West along the quarter section line and 150.00 feet West from the Southeast corner of the Northwest Quarter of Section 5; and running thence North 89°27'55" West (Record West) 143.37 feet along said southerly boundary line to a point 167.00 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite approximate Engineers Station 2059+51.68; thence North 05°52'37" East 81.47 feet to a point 163.00 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite Engineers Station 2060+32.00; thence North 09°54'13" East 146.94 feet to the northerly boundary line of said entire tract to a point 146.80 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite approximate Engineers Station 2061+76.22; thence South 89°27'53" East 109.34 feet along said northerly boundary line to said westerly highway right of way and limited access line thence South 00°06'14" East 226.11 feet to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

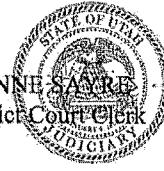
AND LESS AND EXCEPTING:

A parcel of land in fee for an expressway known as Project No. 1005, being part of an entire tract of property situate in the Southeastern quarter of the Northwestern quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The Boundaries of said parcel of land are described as follows: Beginning at a point in the east line of the Northwest Quarter of said Section 5, at the southeast corner of said entire tract, which point is 660.04 feet North 00°06'14" West (highway bearing North 00°02'30" West) from the southeast corner of said Northwest Quarter; thence North 00°06'14" West (highway bearing North 00°02'30" West) 226.14 feet along said east line of the northwest quarter, to the northeast corner of said entire tract; thence North 89°27'53" West (highway bearing North 89°25'51" West) 150.00 feet along the northerly boundary line of said entire tract to a point 75.00 feet perpendicularly distant westerly from the centerline of said project; thence South 00°06'14" East (highway bearing South 00°02'30" East) 226.11 feet along a line parallel to said centerline, to the south boundary line of said entire tract; thence East (highway bearing South 89°25'04" East) 150.00 feet along said south boundary line to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

The Order of the Court is stated below:

Dated: May 20, 2020
07:52:55 AM

/s/ JOANNE SAMRE
District Court Clerk



Jeff B. Skoubye (6034)
Skoubye Nielson & Johansen LLC
Murray Holladay Center
999 E Murray Holladay Rd., Suite 200
Salt Lake City, UT 84117
Telephone: (801) 365-1030
Email: jeff@snjlegal.com
Attorney for Applicant

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: 5/20/2020

DEPUTY COURT CLERK

IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR
SALT LAKE COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF MAYE W. DEASON AKA VIOLET MAE DEASON, Deceased.	LETTERS OF ADMINISTRATION Probate No. 203900977
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- Richard K. Deason was duly appointed and qualified as General Personal Representative of the estate of the above-named decedent on the 20th day of May, 2020, by the Registrar with all authority pertaining thereto.
- 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 – SIGNATURE APPEARS AT TOP OF FIRST PAGE

POOR COPY
- CO RECORDER -