

FILED

DEC 14 2012

4TH DISTRICT
STATE OF UTAH
UTAH COUNTY

WILLIAM M. JEFFS, #5726
JEFFS & JEFFS, P.C.
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IN THE FOURTH JUDICIAL DISTRICT COURT IN AND FOR
UTAH COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF:

THOMAS V. REYNOLDS, SR., also known
as THOMAS VERNON REYNOLDS, SR.,
also known as TOM REYNOLDS

and

LUCY S. REYNOLDS, also known as
LUCY RUTH SHELLEY REYNOLDS,

Deceased.

ORDER DETERMINING HEIRS

Probate Number : 123400736



ENT 82248:2017 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Aug 23 11:26 am FEE 21.00 BY BA
RECORDED FOR REYNOLDS, RALPH

On the 14th day of December, 2012, came on to be heard the Petition of Ralph T. Reynolds for an Order determining the property owned by Thomas V. Reynolds, Sr., and Lucy S. Reynolds, both deceased, and determining the above decedents' heirs, and appointing a Personal Representative of the Estate of Thomas V. Reynolds and Lucy S. Reynolds to transfer the property to the current owners. The Court, having considered such Petition and having heard in open court the evidence pertaining to such Petition, now finds that:

NOW, THEREFORE, IT IS HEREBY ORDERED AND DECREED THAT:

1. Petitioner's interest in this matter is that of an heir of the decedents.

2. The Court has jurisdiction over this estate, proceeding, and subject matter.
3. Thomas V. Reynolds, Sr., died on January 12, 1997, at the age of 91 years.
4. Venue is proper because at the time of death Thomas V. Reynolds, Sr., was domiciled in Utah County, Utah and owned property in this county.
5. Thomas V. Reynold Sr.'s estate was never probated and cannot be probated because more than three (3) years have passed since his death (UTAH CODE ANN., §75-3-107).
6. All notices of this hearing have been waived or given and no objection to the granting of the Petition were made or filed herein.
7. The heirs of Thomas V. Reynolds Sr., are as follows:

<u>NAME AND ADDRESS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
Lucy S. Reynolds (deceased June 24, 1998)	Adult	Spouse (deceased)
Thomas Vernon Reynolds, Jr. (deceased July 13, 2012) (Surviving Spouse: Donna Reynolds)	Adult	Son (deceased)
Reta Hall	Adult	Daughter
Lenford L. Reynolds	Adult	Son
Carla Wind	Adult	Daughter
Wayne S. Reynolds	Adult	Son
Ralph T. Reynolds	Adult	Son
Marilyn Reynolds Van Dam	Adult	Daughter

8. At the time of his death, Thomas V. Reynolds Sr., owned an undivided one-half (½) interest in property located at 54 North 400 West, Provo, Utah County, Utah, and more particularly described as:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

9. At the time of his death, distribution of Thomas V. Reynolds Sr.'s estate was governed by the provisions of UTAH CODE ANN. §75-2-102, which provides as follows:

The intestate share of the surviving spouse is the entire intestate estate unless there are surviving issue, one or more of whom are not issue of the surviving spouse, in which case the intestate share of the surviving spouse is one-half of the intestate estate.

10. At the time of his death, Thomas V. Reynolds, Sr., was survived by his wife, Lucy S. Reynolds, and children who were not issue of the surviving spouse.

11. The one-half (½) interest of Thomas V. Reynolds, Sr., shall be distributed as one-quarter (1/4) of the entire property to the surviving spouse, Lucy S. Reynolds; and one-twenty eighth (1/28) of the entire property to each of his surviving children: Donna Reynolds (for Thomas Vernon Reynolds, Jr.), Reta Hall, Lenford L. Reynolds, Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds, and Marilyn Reynolds Van Dam, as tenants in common.

12. Lucy S. Reynolds died on June 24, 1998, at the age of 90 years.

13. Venue is proper because at the time of death, Lucy S. Reynolds was domiciled in Utah County, Utah, and owned property in this county.

14. Lucy S. Reynolds' estate was never probated and cannot be probated because more than three (3) years have passed since her death (UTAH CODE ANN., §75-3-107).

15. All notices of this hearing have been waived or given and no objection to the granting of the Petition were made or filed herein.

16. The living heirs of Lucy S. Reynolds are as follows:

<u>NAME AND ADDRESS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
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Carla Wind	Adult	Daughter
Wayne S. Reynolds	Adult	Son
Ralph T. Reynolds	Adult	Son
Marilyn Reynolds Van Dam	Adult	Daughter

17. At the time of her death, Lucy S. Reynolds owned an undivided one-quarter (1/4) interest in property located at 54 North 400 West, Provo, Utah County, Utah, and more particularly described as:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

18. At the time of her death, distribution of Lucy S. Reynolds' estate was governed by the provisions of UTAH CODE ANN. §75-2-103(1)(a), which provides as follows:

(1) Any part of the intestate estate not passing to the decedent's surviving spouse under Section 75-2-102, or the entire intestate estate if there is no surviving spouse, passes in the following order to the individuals designated below who survive the decedent:

(a) to the decedent's descendants per capita at each generation as defined in Subsection 75-2-106(2);

19. The one-quarter (1/4) interest of Lucy S. Reynolds should be distributed as one-sixteenth (1/16) of the entire property to each of her surviving children: Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds, and Marilyn Reynolds Van Dam, as tenants in common.

20. The Petitioner, Ralph T. Reynolds, is to be appointed as the Personal Representative of the estate of Thomas V. Reynolds, Sr., and Lucy S. Reynolds, with the limited purpose of transferring the property of Thomas V. Reynolds Sr., and Lucy S. Reynolds.

21. Bond is not required under UTAH CODE ANN., §75-3-603.

22. The heirs of Thomas V. Reynolds, Sr., and Lucy S. Reynolds have not objected to the appointment of Ralph T. Reynolds as the Personal Representative for the purpose of transferring the property.

IT IS HEREBY ORDERED, ADJUDICATED AND DECREED;

1. At the time of his death, Thomas V. Reynolds was the owner of an undivided one-half (½) interest in property located at 54 North 400 West, Provo, Utah, and more particularly described as follows:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

2. The heirs of Thomas V. Reynolds Sr. are Lucy S. Reynolds, Thomas Vernon Reynolds, Jr., Reta Hall, Lenford L. Reynolds, Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds and Marilyn Reynolds Van Dam.

3. At the time of her death, Lucy S. Reynolds was the owner of an undivided one-fourth (1/4) interest in property located at 54 North 400 West, Provo, Utah, and more particularly described as follows:

Commencing at the Southwest corner of Lot 5, of Block 70, Plat "A", Provo City Survey of Building Lots; thence North 29.5 feet; thence East 12 rods, thence South 29.5 feet; thence West 6 rods, thence South 17.5 feet; thence West 6 rods; thence North 17.5 feet to the place of beginning.

Together with the following right-of-way: Commencing at a point 17.5 feet South of the Southwest corner of Lot 5, Block 70, Plat "A", Provo City Survey of Building

Lots, thence East 6 rods; thence South 12 feet; thence West 6 rods, thence North 12 feet to the place of beginning.

4. The heirs of Lucy S. Reynolds are Carla Wind, Wayne S. Reynolds, Ralph T. Reynolds and Marilyn Reynolds Van Dam.


5. Pursuant to §75-3-103, UTAH CODE ANN., the decedents' interest in the entire above described real property, as tenants in common, is distributed as follows:

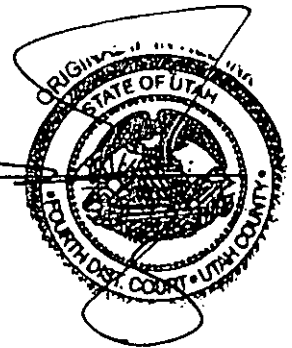
Thomas Vernon Reynolds (c/o Donna Reynolds) Reta Hall	One-twenty eighth (1/28) interest One-twenty eighth (1/28) interest One-twenty eighth (1/28) interest
Lenford L. Reynolds	Eleven-one hundred twelfths (11/112) interest
Carla Wind	Eleven-one hundred twelfths (11/112) interest
Wayne S. Reynolds	Eleven-one hundred twelfths (11/112) interest
Ralph T. Reynolds	Eleven-one hundred twelfths (11/112) interest
Marilyn Reynolds Van Dam	Eleven-one hundred twelfths (11/112) interest

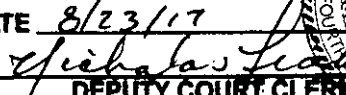
6. Ralph T. Reynolds is appointed as the Personal Representative to with the limited purpose of transferring the property, to act without bond.

7. Upon qualification and acceptance, letters of administration be issued.

DATED and signed this 14 day of December, 2012.


Judge James Brady



ORIGINAL IF IN RED INK
 I CERTIFY THAT THIS IS A TRUE COPY OF
 AN ORIGINAL DOCUMENT ON FILE IN THE
 FOURTH JUDICIAL DISTRICT COURT, UTAH
 COUNTY, STATE OF UTAH
 DATE 8/23/17

 DEPUTY COURT CLERK

The Order of the Court is stated below:

Dated: April 10, 2023

02:57:18 PM

/s/ RACHELLE JOHNSON

District Court Clerk



1WILLIAM M. JEFFS, #5726
JEFFS & JEFFS, P.C.
Attorney for the Petitioner
90 North 100 East
P.O. Box 888
Provo, UT 84603
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(IN THE FOURTH JUDICIAL DISTRICT COURT)
UTAH COUNTY STATE OF UTAH

IN THE MATTER OF THE ESTATE OF:

THOMAS VERNON REYNOLDS, also
known as THOMAS V. REYNOLDS, also
known as THOMAS REYNOLDS, JR.,

and

DONNA LOU REYNOLDS, also known as
DONNA L. REYNOLDS, also known as
DONNA REYNOLDS,

Deceased

LETTERS OF ADMINISTRATION

Case Number 233400131

Judge Anthony Howell

1. Carol Lynne Judd was duly appointed and qualified as General Personal Representative of the estates of the above-named decedents on the 10th day of April, 2023, 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 said personal representative.

**THESE LETTERS OF GUARDIANSHIP ARE EFFECTIVE WHEN
ELECTRONICALLY SIGNED BY THE CLERK OF THE COURT ABOVE.**

4TH DISTRICT COURT - PROVO
UTAH COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF THOMAS VERNON REYNOLDS

CASE NUMBER 233400131 Estate Personal Rep

CURRENT ASSIGNED JUDGE
ANTHONY HOWELL

PARTIES

Petitioner - CAROL LYNNE JUDD
Represented by: WILLIAM JEFFS

Also Known As - THOMAS V REYNOLDS (THOMAS VERNON REYNOLDS)

Also Known As - DONNA L REYNOLDS (DONNA LOU REYNOLDS)

Also Known As - DONNA REYNOLDS (DONNA LOU REYNOLDS)

Also Known As - THOMAS REYNOLDS (THOMAS VERNON REYNOLDS)

Decedent - THOMAS VERNON REYNOLDS

Decedent - DONNA LOU REYNOLDS

Other Party - PATRICIA ANN SMITH

Other Party - JULIA EVALYN KIPPEN

Personal Rep - CAROL LYNNE JUDD

ACCOUNT SUMMARY

Total Revenue Amount Due:	379.50
Amount Paid:	379.50
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: COMPLNT-NO AMT PROBA

Original Amount Due:	375.00
Amended Amount Due:	375.00
Amount Paid:	375.00
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: CERTIFICATION

Original Amount Due:	4.00
Amended Amount Due:	4.00
Amount Paid:	4.00
Amount Credit:	0.00
Balance:	0.00

REVENUE DETAIL - TYPE: CERTIFIED COPIES

Original Amount Due:	0.50
Amended Amount Due:	0.50
Amount Paid:	0.50
Amount Credit:	0.00
Balance:	0.00

CASE NOTE

Signing docs in efileing queue

PROCEEDINGS

- 02-08-2023 Filed: Petition for Order Determining Heirs
- 02-08-2023 Filed: Petition
- 02-08-2023 Fee Account created Total Due: 375.00
- 02-08-2023 COMPLNT-NO AMT PROBA Payment Received: 375.00
- 02-08-2023 Judge ANTHONY HOWELL assigned.
- 02-08-2023 Note: discovery tier set to 2
- 02-08-2023 Filed: Return of Electronic Notification
- 02-09-2023 Filed: Acceptance of Appointment by Carol Lynne Judd
- 02-09-2023 Filed: Return of Electronic Notification
- 03-31-2023 NOTICE for Case 233400131 ID 23606343

Notice is hereby given that on February 08, 2023 CAROL LYNNE JUDD filed a Petition for Order Determining Heirs. Please note that all applicable documents/orders should be submitted to court by no less than five working days to the hearing date set (April 10, 2023), and NOT on the hearing date scheduled herein. Attendance will be conducted via Webex at the following link:
<https://utcourtswebex.com/meet/Howell>

A copy of the petition is on file with the clerk of the court and may be reviewed upon request.

The, WBX: DETERMINATION OF HEIRS, is scheduled on April 10, 2023, at 02:00 o'clock p.m. Before Judge: ANTHONY HOWELL

WILLIAM JEFFS

90 N 100 E

PROVO, UT 84606

(Attorney)

This hearing will not take place at the courthouse. It will be conducted remotely.

Contact the court to provide your current email address.

If you do not have access to a phone or other electronic device to appear remotely, notify the court.

CERTIFICATE OF POSTING

I certify that on March 31, 2023 I posted copies of the attached notice in three public places in UTAH COUNTY, as follows:

Utah Public Notice Website
www.utah.gov/pmn
Fourth District Court-Provo
137 N Freedom Blvd
Provo UT 84601
Courts Website
www.utcourts.gov/notices

And that the copies of the notice remained posted for ten consecutive days immediately preceding the time for the hearing referred to in the notice.

Dated: March 31, 2023

Deputy Clerk

03-31-2023 WBX: DETERMINATION OF HEIRS scheduled on April 10, 2023 at 02:00 PM in 4th Fl, Courtroom 4A with Judge ANTHONY HOWELL
03-31-2023 Filed: Signed Notice for Case 233400131 ID 23606343
04-01-2023 Filed: Return of Electronic Notification
04-03-2023 Filed: Letters (Proposed) of Administration
04-03-2023 Filed: Order (Proposed) Determining Heirs and Appointment of Personal Representative
04-03-2023 Filed: Return of Electronic Notification
04-10-2023 Filed order: Order Determining Heirs and Appointment of Personal Representative
Judge ANTHONY HOWELL
Signed April 10, 2023
04-10-2023 Filed order: Letters of Administration
Judge ANTHONY HOWELL
Signed April 10, 2023
04-10-2023 Filed: Return of Electronic Notification
04-10-2023 Filed: Return of Electronic Notification
04-10-2023 Minute Entry - HEARING
Judge: ANTHONY HOWELL
Clerk: rachellj

PRESENT

Petitioner's Attorney: WILLIAM JEFFS

Petitioner(s): CAROL LYNNE JUDD

Other Parties: PATRICIA ANN SMITH

Audio

Tape Number: 4A-FTR/Webex Tape Count: 2:54-2:57

HEARING

This matter comes before the court for a Determination of Heirs hearing. The court calls for any objections and none are made. The petition is granted and the Order signed in eFiling.

04-11-2023 Case Disposition is Granted
Disposition Judge is ANTHONY HOWELL
04-13-2023 Fee Account created Total Due: 4.00
04-13-2023 Fee Account created Total Due: 0.50
04-17-2023 CERTIFICATION Payment Received: 4.00
04-17-2023 CERTIFIED COPIES Payment Received: 0.50