

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Penelope E Walker
12488 South Tithing Point Dr
Riverton, UT 84065

1
13405379
9/25/2020 11:23:00 AM \$40.00
Book - 11026 Pg - 31-33
RASHELLE HOBBS
Recorder, Salt Lake County, UT
US TITLE
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

File No.: 027510
APN: 27-26-379-053-0000

Penelope E Walker, Grantor
of Riverton, Salt Lake County, State of Utah

hereby convey(s) and warrant(s) to

Penelope E Walker, a single person, Grantee

of Riverton, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 21 day of September, 2020.

Penelope E. Walker
Penelope E Walker

STATE OF UTAH)

:ss)

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me the 21 day of September 2020
by Penelope E Walker.

[Signature]
Notary Public

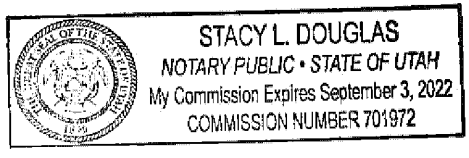


EXHIBIT "A"

Unit No. 3, Building 401, contained within the FARMS AT TITHING HILL PHASE III, a Utah Expandable Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 7451536, in Book 99-8P, at Page 240, of the official records of the County Recorder of the Salt Lake County, Utah (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Tithing Hill Farm, Phase 1, recorded in Salt Lake County, Utah, on April 21, 1998, as Entry No. 6936933 in Book 7953, at Page 136, and as identified and described in the Amended and Restated Declaration of Condominium for Farms at Tithing Hill Phase 1, recorded in Salt Lake County, Utah, on February 22, 1999, as Entry No. 7263349 in Book 8251 at Page 2901 , and as amended on August 25, 1999 as Entry No. 7451537 in Book 8304 at Page 7524 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Situated in Salt Lake County, State of Utah

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2023004780

Penelope Diane Walker

DECEDENT INFORMATION

| | | | |
|----------------------|--------------------------|-------------------|------------------------------|
| Date of Death: | March 17, 2023 | Time of Death: | 23:50 |
| City of Death: | Draper | County of Death: | Salt Lake |
| Age: | 81 | Date of Birth: | September 18, 1941 |
| Place of Birth: | Murray, Utah | Sex: | Female |
| Armed Services: | No | Marital Status: | Widowed |
| Spouse's Name: | | Usual Occupation: | Owner/Operator |
| Industry/Business: | Dance Education | Education: | Some College but No Degree |
| Residence: | Riverton, Utah | Father's Name: | Alma Owen Erekson |
| Mother's Name: | Francis Penelope Rushton | Facility Type: | Nursing Home/Assisted Living |
| Facility or Address: | Ashford Assisted Living | | |

INFORMANT INFORMATION

| | | | |
|------------------|---|---------------|----------|
| Name: | Shannon Smith | Relationship: | Daughter |
| Mailing Address: | 12151 River Vista Drive, Riverton, Utah 84065 | | |

DISPOSITION INFORMATION

| | |
|------------------------|--|
| Method of Disposition: | Burial |
| Place of Disposition: | Utah Veterans Memorial Park, Bluffdale, Utah |
| Date of Disposition: | March 24, 2023 |

FUNERAL HOME INFORMATION

| | |
|-------------------|---------------------------------------|
| Funeral Home: | Goff Mortuary |
| Address: | 8090 South State, Midvale, Utah 84047 |
| Funeral Director: | Chad M Anderson |

MEDICAL CERTIFICATION

| | |
|-----------------------|---|
| Certifying Physician: | Matthew Agresta MD, 3580 West 9000 South, West Jordan, Utah 84088 |
|-----------------------|---|

CAUSE OF DEATH

Severe Protein Calorie Malnutrition
Due to (or as a consequence of): Vascular Dementia
Due to (or as a consequence of): Cerebrovascular Disease
Other significant conditions: Coronary Artery Disease, Myocardial Infarction
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: March 21, 2023

Date Issued: March 22, 2023

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext.
This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



Matthew Agresta

Chad M Anderson



The Order of the Court is stated below:

Dated: April 26, 2023
04:41:02 PM

/s/ MAGDALENA ALVARADO
District Court Clerk



1Troy K. Walker, USB #7663
TROY K. WALKER, P.C.
Attorneys for Petitioner
136 West 12300 South, Suite B
Draper, Utah 84020
Telephone Number: (801) 553-1700
Facsimile Number: (801) 606-7576
Email: troykwalker@gmail.com

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| IN THE THIRD DISTRICT COURT, IN AND FOR SALT LAKE COUNTY, STATE OF UTAH | |
| IN THE MATTER OF THE ESTATE OF: PENELOPE DIANE WALKER, Deceased. | LETTERS TESTAMENTARY Probate No. 233900942 Judge Amy Oliver |

1. SHANNON ELIZABETH SMITH was duly appointed and qualified as Personal Representative of the estate of the above named Decedent on the date set forth above, 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 said personal representative.

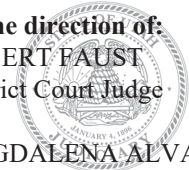
****Executed and entered by the Court as indicated by the date and seal at the top****

END OF DOCUMENT

The Order of the Court is stated below:

Dated: April 26, 2023
04:40:48 PM

At the direction of:
/s/ ROBERT FAUST
District Court Judge



by
/s/ MAGDALENA ALVARADO
District Court Clerk

Troy K. Walker, USB #7663
TROY K. WALKER, P.C.
Attorneys for Petitioner
136 West 12300 South, Suite B
Draper, Utah 84020
Telephone Number: (801) 553-1700
Facsimile Number: (801) 606-7576
Email: troykwalker@gmail.com

| | |
|---|---|
| <p>IN THE THIRD DISTRICT COURT, IN AND FOR SALT LAKE COUNTY STATE OF UTAH</p> | |
| <p>IN THE MATTER OF THE ESTATE OF:</p> <p>PENELOPE DIANE WALKER, Deceased.</p> | <p>STATEMENT OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE</p> <p>Probate No. 233900942</p> <p>Judge Amy Oliver</p> |

SHANNON ELIZABETH SMITH has filed an APPLICATION FOR INFORMAL PROBATE OF WILL AND, APPOINTMENT OF PERSONAL REPRESENTATIVE (Application) to open informal probate of PENELOPE DIANE WALKER’s Last Will and Testament (Will). The Court makes Findings of Fact and enters the following Order:

FINDINGS OF FACT

1. **Application:** The Court finds that the Application appears to be complete and includes the Applicant’s oath or affirmation that the statements made in the Application are true to the best of the Applicant’s belief.

2. **Interest:** The Court finds that the Applicant is a person with an interest in the estate as the son of the Decedent and the person designated in the Will, as the Personal

Representative.

3. **Decedent:** The Court finds that the Decedent died on March 17, 2023 and at least five full days have passed since her death.

4. **Venue:** The Court finds that venue is proper in this matter because the Decedent lived in Salt Lake County at the time of her death.

5. **Time:** The Court finds that the time for probate is within the required time period because not more than three years have passed since the Decedent died.

6. **Will:** The Court finds that the Decedent executed a valid Will on February 22, 2022.

7. **Current personal representative:** The Court finds that no personal representative has been appointed by a court in Utah or any other state.

8. **Right to be appointed as personal representative:** The Court finds that SHANNON ELIZABETH SMITH is qualified to serve as the Personal Representative because he is over twenty-one (21) years old, and is the person designated as the Personal Representative in the Decedent's Will.

9. **Bond:** The Court finds that bond is not required in this matter in that the Decedent expressly waived the bond requirement in the Will.

10. **Notice:** The Court finds that any notices required by the laws of Utah have been given or waived.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. The Decedent's will, dated February 22, 2022, is admitted to informal probate.
2. SHANNON ELIZABETH SMITH, is appointed the Personal Representative of the Decedent's estate to act without bond or supervision; and
3. The Court will issue Letters Testamentary after the SHANNON ELIZABETH SMITH files an Acceptance of Appointment as Personal Representative.

****Executed and entered by the Court as indicated by the date and seal at the top****

END OF DOCUMENT