

WHEN RECORDED, MAIL TO:

Phillip Abeyta
1350 West 1000 North
Salt Lake City, Utah 84116
Order No.: 408748

6232359
12/08/95 4:48 PM 12-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: B GRAY , DEPUTY - WI

Space Above This Line for Recorder's Use

WARRANTY DEED

Urbane S. Child

of 1299 North Capistrano Drive, Salt Lake City, State of Utah, grantor
, hereby

CONVEY S and WARRANT S to Phillip Abeyta and Bernice Abeyta, husband and wife, as
joint tenants

grantee

of Salt Lake City County Salt Lake, State of Utah

for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in

Salt Lake County, State of Utah, to-wit:

See Exhibit "A", attached hereto and by this reference made a part hereof.

WITNESS the hand of said grantor, this 8th day of December A.D. 19 95 .

Signed in the presence of

Urbane S. Child
Urbane S. Child

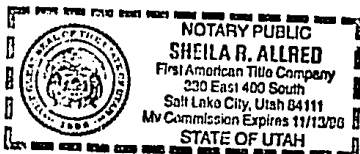
STATE OF Utah

COUNTY OF Salt Lake

{ SS.

On the 8th day of December A.D. 1995 personally appeared before me Urbane S. Child

the signer of the within instrument who duly acknowledged to me that he executed the same.



Sheila R. Allred
Notary Public Sheila R. Allred

My Commission Expires: November 13, 1996

EXHIBIT "A"

BEGINNING at a point which is South $13^{\circ}54'09''$ West 24.72 feet and South $89^{\circ}59'34''$ East 33.68 feet from the Southwest corner of Lot 4, Block 2, AMOS ADDITION, and running thence North $13^{\circ}11'06''$ West 53.58 feet, thence North $85^{\circ}55'23''$ East 15.71 feet; thence North $89^{\circ}36'50''$ East 103.74 feet; thence South $00^{\circ}08'33''$ East 54.00 feet; thence North $89^{\circ}59'34''$ West 107.32 feet to the point of beginning.

The above described property also known by the street address of:
1350 West 1000 North, Salt Lake City, Utah 84116.

* * *

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14375298 B: 11566 P: 824 Total Pages: 2
04/23/2025 04:47 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

When Recorded mail to:
Phillip Abeyta
9631 South Swallowtail Circle
South Jordan, UT 84095

File No.: 189171-DMP

AFFIDAVIT DEATH OF A JOINT TENANT

I, Phillip Abeyta, being of legal age and being first duly sworn, depose and state as follows:

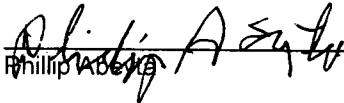
Bernice Abeyta, the decedent in the attached certificate of death or other document witnessing death is the same person as Bernice Abeyta, named as a party in the document dated December 8, 1995 recorded December 8, 1995 as Entry 6232359, records of the Salt Lake County Recorder, Utah.

This Affidavit is given to provide notice of the termination of the decedent's interest as a joint tenant in the following described property located in Salt Lake County, State of Utah:

Beginning at a point which is South 13°54'09" West 24.72 feet and South 89°59'34" East 33.68 feet from the Southwest corner of Lot 4, Block 2, AMOS ADDITION, and running thence North 13°11'06" West 53.58 feet; thence North 85°55'23" East 15.71 feet; thence North 89°36'50" East 103.74 feet; thence South 00°08'33" East 54.00 feet; thence North 89°59'34" West 107.32 feet to the point of beginning.

TAX ID NO.: 08-27-281-021

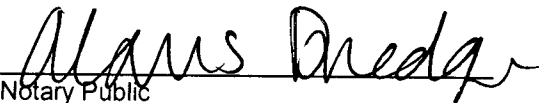
Dated April 23, 2025.

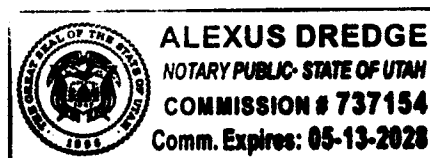

Phillip Abeyta

STATE OF UTAH

COUNTY OF SALT LAKE

Subscribed to and sworn before me this 23RD day of April, 2025, by Phillip Abeyta.


Notary Public



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2025006710

Bernice Abeyta

DECEDENT INFORMATION

Date of Death: April 12, 2025
City of Death: Salt Lake City

Age: 85
Place of Birth: Lehi, Utah

Armed Services: No
Spouse's Name: Phillip Abeyta

Industry/Business: Nursing
Residence: Salt Lake City, Utah

Mother's Name: Florence Leah Manning
Facility or Address: 1350 West 1000 North

Time of Death: 08:30

County of Death: Salt Lake

Date of Birth: December 14, 1939

Sex: Female

Marital Status: Married but Separated

Usual Occupation: Home Health Nurse

Education: High School or GED

Father's Name: Elmer James Kinder

Facility Type: Home

INFORMANT INFORMATION

Name: Ricky Berzell Abeyta Relationship: Son
Mailing Address: 1350 West 1000 North, Salt Lake City, Utah 84116

DISPOSITION INFORMATION

Method of Disposition: Burial
Place of Disposition: Redwood Memorial Estates, West Jordan, Utah
Date of Disposition: April 29, 2025

FUNERAL HOME INFORMATION

Funeral Home: Redwood Memorial Mortuary
Address: 6500 South Redwood Road, West Jordan, Utah 84123
Funeral Director: Jena Vanbuskirk

MEDICAL CERTIFICATION

Certifying Physician: Anna C Beck MD, 6949 South High Tech Drive, Midvale, Utah 84047

CAUSE OF DEATH

Sepsis from surgical site infection
Due to (or as a consequence of): Protein calorie malnutrition
Due to (or as a consequence of): Ground level fall [Onset: 4 Months]
Other significant conditions: Humeral fracture
Tobacco Use: Non-user
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Accident

INJURY INFORMATION

Date of Injury: December 24, 2024 Time of Injury: Unknown
Injury at Work: Unknown Place of Injury: Bathroom
Location of Injury: 1350 West 1000 North, Salt Lake City, Utah
How Injury Occurred: Ground level fall
Motor Vehicle Accident: No

Date Registered: April 21, 2025

Date Issued: April 21, 2025

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.

Nicole Bissonette
Nicole Bissonette, MPH, MCHES
State Registrar
Rev. 12/24



Dorothy Adams
Dorothy Adams, MPA, LEHS
Director/Health Officer
County/District Health Department
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