

Personal Representative Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/28/2025 02:59:24 PM Fee \$40.00 By DENTONS
DURHAM JONES PINEGAR - ST. GEORGE

WHEN RECORDED, MAIL TO:

Matthew F. Hafen, Esq.
DENTONS DURHAM JONES PINEGAR P.C.
192 East 200 North, Third Floor
St. George, Utah 84770

MAIL TAX NOTICE TO:

Samuel Lynn Graff
5904 Running Wind Ct.
Las Vegas, NV 89131

PERSONAL REPRESENTATIVES' DEED

THIS DEED, made by Samuel Lynn Graff and Carolyne Powelson Nielsen, as Personal Representatives of the Estate of James Burton Graff, also known as James Graff, deceased, Grantor, to Samuel Lynn Graff, as to an undivided 50% interest as a tenant in common, and Susan Markus as to an undivided 50% interest as a tenant in common, Grantees.

WHEREAS, Grantor is the qualified Personal Representatives of said estate, filed as Probate Number 253500111, in Washington County, Utah;

THEREFORE, for valuable consideration received, Grantor sells and conveys to Grantees the following described property in Washington County, Utah:

Parcel No. DDE-1-1-4

All of Lot Four (4), Block One (1), DIXIE DEER ESTATES SUBDIVISION, a Subdivision according to the Official Plat thereof on file in the Office of the Washington County Recorder.

EXECUTED this 14 day of April, 2025.



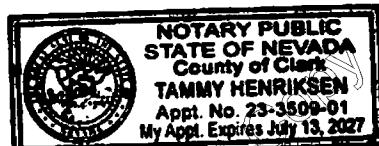
SAMUEL LYNN GRAFF, Personal Representative
of the Estate of James Burton Graff, also known as James
Graff, deceased.

STATE OF NEVADA)
COUNTY OF CLARK) ss.

On this 14 day of April, 2025, before me personally appeared SAMUEL LYNN GRAFF, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Personal Representative of the Estate of James Burton Graff, also known as James Graff, deceased, and that the foregoing instrument was signed by proper authority, in the capacity and for the purposes stated in it.



NOTARY PUBLIC



The Order of the Court is stated below:

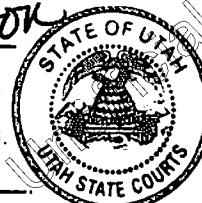
Dated: March 31, 2025
01:52:57 PM

/s/ WESLEY MELTON
District Court Clerk



MATTHEW F. HAFEN (12534)
DENTONS DURHAM JONES PINEGAR P.C.
192 East 200 North, 3rd Floor
St. George, Utah 84770
Telephone: (435) 674-0400
Facsimile: (435) 628-1610
matt.hafen@dentons.com
Attorneys for Petitioner

STATE OF UTAH, *Washington*
COUNTY OF *Washington*
I hereby certify that the document to
which this certificate is attached is a
full, true and correct copy of the
original filed in the Utah State Courts.
WITNESS my hand and seal
this 31 day of April
20 2025
DISTRICT JUVENILE COURT
CLERK



IN THE FIFTH JUDICIAL DISTRICT COURT
IN AND FOR WASHINGTON COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF

JAMES BURTON GRAFF,
also known as JAMES GRAFF
Deceased.

LETTERS OF ADMINISTRATION

Probate No. 253500111
Judge: Jay Winward

SAMUEL LYNN GRAFF was duly appointed and qualified as General Personal Representative of the estate of the above-named decedent, by the Court, 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 LETTERS OF ADMINISTRATION

[Court signature appears at top of page]