

Personal Representative Deed Page 1 of 5
Gary Christensen Washington County Recorder
10/08/2025 12:13:35 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Mail Tax Notice to Grantor at:
Valari O'Neal
201 W Lake Ln
Toquerville, UT 84774
EGT File STG-89158-LH/ACCM

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, MADE BY:

VALARI O'NEAL, PERSONAL REPRESENTATIVE OF THE ESTATE OF VIOLA M. ARPS, AKA VIOLA MAY ARPS,
GRANTOR,

TO

VALARI O'NEAL,

GRANTEE,

WHEREAS GRANTOR IS THE APPOINTED PERSONAL REPRESENTATIVE OF SAID ESTATE UNDER ORDER OF
PROBATE NUMBER 253500355, IN **WASHINGTON COUNTY**, STATE OF UT.

THEREFORE, FOR VALUABLE CONSIDERATION RECEIVED, GRANTOR SELLS AND CONVEYS TO GRANTEE THE
FOLLOWING DESCRIBED REAL PROPERTY IN WASHINGTON COUNTY, STATE OF UTAH:

**All of Lot 248, ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED according to the Official Plat
thereof, on file in the Office of the Washington County Recorder, Washington County, Utah, together with all
improvements and appurtenances thereunto belonging, and subject to easements, rights of way, restrictions and
reservations of record and those enforceable in law and equity.**

APN(s): T-AHP-A-248

Courtesy Recording

This document is being recorded as a courtesy and
an accommodation to the parties named therein.
EAGLE GATE TITLE INSURANCE AGENCY, INC.
hereby expressly disclaims any responsibility for
liability for the accuracy of the content thereof.

EXECUTED THIS 8 DAY OF OCTOBER, 2025

THE ESTATE OF VIOLA M. ARPS, AKA VIOLA MAY ARPS

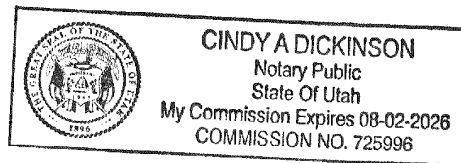
Valari O'Neal
Valari O'Neal, *personal representative*

STATE OF UTAH
COUNTY OF WASHINGTON

On this 8 day of October, 2025, before me Cindy Dickinson, a notary public, personally appeared VALARI O'NEAL, PERSONAL REPRESENTATIVE OF THE ESTATE OF VIOLA M. ARPS, AKA VIOLA MAY ARPS, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Cindy Dickinson
Notary Public



Valari O'Neal
Name
201 W Lake Ln
Address
Toquerville, UT 84774
City, State, Zip
702-688-2896
Phone
Valari @ proton mail.com
Email

Check your email. You will receive information and documents at this email address.

I am ☒ Applicant ☐ Applicant's attorney (Utah Bar # _____)

In the District Court of Utah

FIFTH Judicial District Washington County

Court Address 206 W Tabernacle St. Suite 100, ST. George UT 84770

In the Matter of the Estate of <u>Viola May Arps</u> Deceased	Statement of Informal Probate of Will and Appointment of Personal Representative <u>253500355</u> Case Number <u>Christiansen</u> Judge
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Based upon the request of Valari O'Neal
(name of applicant), to open informal probate of
Viola M. Arps's (name of decedent) last will
and appoint a personal representative, the court makes the following findings and order.

Findings

1. Application

The application appears to be complete and includes the applicant's oath or affirmation that the statements are true to the best of the applicant's belief.

2. **Interest**

The applicant is a person with an interest in the estate because they are a spouse, relative, person named in the will, beneficiary, creditor or fiduciary representing an interested person.

3. **Decedent**

The decedent died on June 25, 2025 (date). At least five full days have passed since the death.

4. **Filing location**

This is the correct court to file in because the decedent:

☒ lived in this county at the time of death.

☒ owned property located in this county at the time of death.

5. **Time**

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 decedent made a will on 10-8-2021 (date).

7. **Current personal representative**

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 Valeri O'Neal (name) is at least 21 years old or older and has priority to serve because:

☐ the will named them as the personal representative.

☐ they are the surviving spouse and named in the will to receive property.

☐ they are the surviving spouse but the will did not name them to receive property.

☒ the will named them to receive property.

☐ they are an heir (someone with the right to inherit property from the decedent if there was no will).

☐ they are a creditor and 45 days have passed since the person died.

☐ they were nominated to serve by someone named above.

☐ Other: _____

Anyone with equal or higher priority has renounced their right to serve and nominated the applicant.

9. **Bond**

Bond is:

☒ not required.

☐ is required and the bond amount is \$ _____.

10. **Notice**

Any notices required by the laws of Utah have been given or waived.

Order

The court orders that:

1. The decedent's will, dated 10/8/2021, is admitted to informal probate.
2. Viola M. Arps (name) is appointed the personal representative of the decedent's estate to act ☒ without bond.
☐ with bond in the amount of \$ _____.
3. The court will issue Letters Testamentary after the personal representative files an Acceptance of Appointment.

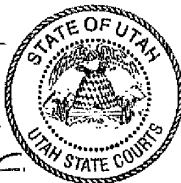
Judge's signature may instead appear at the top of the first page of this document.

09/03/2025
Date

Signature ► [Signature]

Judge's Printed Name Ryan E. Starnes

STATE OF UTAH
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 5 day of September, 2025.
DISTRICT/JUVENILE COURT



CLERK

