

MAIL TAX NOTICE TO:
257 North 900 West
Provo, UT 84604

ENT 30075:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 25 02:24 PM FEE 40.00 BY LM
RECORDED FOR Access Title Company
ELECTRONICALLY RECORDED

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, is made by Austin Eastman, As Personal Representative of the Estate of Brent Kay Eastman, deceased, GRANTOR, to:

Austin Eastman, GRANTEE, of Provo, County of Utah, State of Utah.

WHEREAS Austin Eastman is the Personal Representative of the Estate of Brent Kay Eastman a.k.a. Brent K. Eastman, deceased, filed as Probate Number 243401364, in Utah County, State of Utah;

NOW, THEREFORE, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys to Austin Eastman all of the Estate's right, title, and interest in and to the following described property located in Utah County, Utah.

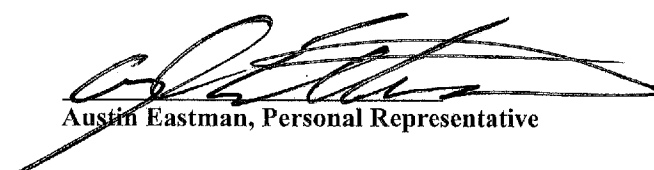
Lot 5, contained within Plat "A", Place on 9th, a Planned Unit Development, as said Lot is identified in the Plat of said Development, recorded in Utah County, Utah, as Entry No. 12073, and Map Filing No. 11664:2007 and in the Declaration of Covenants, Conditions, and Restrictions, recorded in Utah County, Utah, on January 24, 2007, as Entry No. 11665:2007, and any amendments thereto. Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.

Tax Serial Number 49:658:0005

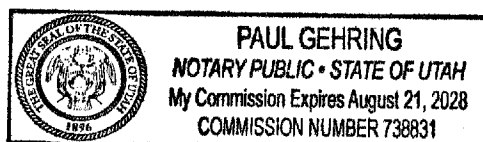
Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2025 and thereafter.

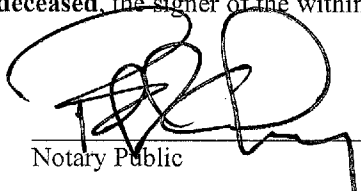
WITNESS, the hand of said grantor, this 25th day of April, 2025.

STATE OF UTAH)
:SS
COUNTY OF UTAH)


Austin Eastman, Personal Representative

On the 25th day of April, 2025, personally appeared before me, Austin Eastman, As Personal Representative of the Estate of Brent Kay Eastman a.k.a. Brent K. Eastman, deceased, the signer of the within instrument, who duly acknowledged to me that she executed the same.




Notary Public

Richard L. Petersen (USB #9494)
RICHARD L. PETERSEN, LLC
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Provo, UT 84604
Telephone (801) 375-9801
rich@rlplawfirm.com
Attorney for Applicant

IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY
PROVO DEPARTMENT, STATE OF UTAH

IN THE MATTER OF THE ESTATE

OF

BRENT KAY EASTMAN

Deceased.

ACCEPTANCE OF APPOINTMENT

Probate No.
Judge:

The Applicant, AUSTIN EASTMAN, hereby accepts appointment to and agrees to perform the duties and discharge the trust of the office of Personal Representative of the Estate of Brent Kay Eastman.

DATED this 30th day of December, 2024.

/s/ Austin Eastman

Austin Eastman
257 North 900 West
Provo, UT 84601

[original at office of Richard L. Petersen]

The Order of the Court is stated below:

Dated: January 17, 2025
07:54:00 AM

/s/ ANTHONY HOWELL
District Court Judge



ENT 30075:2025 PG 3 of 5

Richard L. Petersen (USB #9494)
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Attorney for Applicant

IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY
PROVO DEPARTMENT, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF BRENT KAY EASTMAN Deceased.	: : : : : : : : :	STATEMENT OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE Probate No. 243401364 Judge: Amthony Howell

UPON consideration of the Application for Informal Appointment of Personal Representatives filed by AUSTIN EASTMAN on December 31, 2024, the Registrar finds that:

1. The application is complete.
2. The applicant has made oath or affirmation that the statements contained in the application are true to the best of the applicants' knowledge and belief.
3. The applicant appears from the application to be an interested persons as defined by the Utah Uniform Probate Code.

4. The decedent, Brent Kay Eastman, died on October 14, 2024 at the age of 67 years.

5. On the basis of the statements in the application, venue is proper.

6. Any required notice has been given or waived.

7. On the basis of the statements in the application, no personal representative has been appointed in this state or elsewhere.

8. It appears from the application that the time limit for informal appointment has not expired.

9. The application does not indicate the existence of a possible unrevoked testamentary instrument which may relate to property subject to the law of this state, and which is not filed for probate in this Court.

10. Based on the statements in the petition, the person whose appointment as personal representative is sought is qualified to act as personal representative and has a prior right to appointment, or all others have waived their right to appointment.

11. Bond is not required.

12. The applicable time period within which no action can be taken on an application for informal probate and appointment has elapsed.

THEREFORE:

1. AUSTIN EASTMAN is hereby appointed as the personal representative of the decedent to act without bond.

2. Upon qualification and acceptance, letters testamentary shall be issued.

IN ACCORDANCE WITH THE UTAH STATE DISTRICT EFILING STANDARDS NO. 4, ANDURCP 10(E), THIS DOCUMENT DOES NOT BEAR THE HANDWRITTEN SIGNATURE OF THE COURT, BUT INSTEAD DISPLAYS AN ELECTRONIC SIGNATURE AT THE UPPER-RIGHT HAND CORNER OF THE FIRST PAGE OF THIS ORDER ALONG WITH THE COURT'S SEAL AND THE DATE AND TIME THE ORDER WAS EXECUTED.

- 1.