



W3339661

E# 3339661 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
13-Sep-24 12:09 PM FEE \$40.00 DEP SD
REC FOR: RAY QUINNEY & NEBEKER, P.C.
ELECTRONICALLY RECORDED

Recorded at the Request of
Jason Tholen, Esq.
Ray Quinney & Nebeker P.C.
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail Tax Notice to:
Timothy James Tiner
82 West 950 North
Farmington, UT 84025

Parcel No. 07-350-0012

AFFIDAVIT OF SURVIVORSHIP

PCV

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

I, Timothy James Tiner, being of legal age and being first duly sworn, depose and state as follows:

1. James D. Tiner was the surviving spouse of Marilee Kay Tiner, the decedent named in the attached certified copy of Certificate of Death, who died on December 30, 2020.

2. James D. Tiner is the same person as James D. Tiner named as joint tenant with full rights of survivorship in that certain Warranty Deed dated October 4, 2002, executed by Lynda L. Sessions, Susanne Henderson Huddleston and Kristine S. Bullard, Trustees of the John J. Sessions Revocable Trust Under Amendment and Restatement of Trust Agreement dated July 2, 2001, as grantor, to James D. Tiner and Marilee Kay Tiner, joint tenants with full rights of survivorship, as grantees, and recorded on October 31, 2002, as Entry No. 1886283, Book 2280, Page 2912, of official records of Weber County, State of Utah.

3. This affidavit is given to terminate of record the decedent's interest in the following described real property located in Weber County, State of Utah (the "Property") with a street address of 4131 East 5450 South #50, Washington Terrace, Utah 84405:

ALL OF LOT 50, RIDGEMONT A P.R.U.D. PHASE 4, WASHINGTON TERRACE
CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICAL PLAT
THEREOF.

4. As surviving joint tenant, James D. Tiner, c/o Timothy J. Tiner of 82 West 950 North, Farmington, UT 84025, became the sole owner of the above-described Property.

Timothy James Tiner



Timothy James Tiner

Subscribed to and sworn before me on September 12, 2024.

Alexis Gruninger



NOTARY PUBLIC



1665341.2

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2020022136

Marilee Kay Tiner

DECEDENT INFORMATION

Date of Death:	December 30, 2020	Time of Death:	07:00
City of Death:	Ogden	County of Death:	Weber
Age:	84	Date of Birth:	August 16, 1936
Place of Birth:	Westwood, California	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	James Dwight Tiner	Usual Occupation:	Business Owner
Industry/Business:	Piano Instruction	Education:	Some College but No Degree
Residence:	Washington Terrace, Utah	Father's Name:	Frederick William Furniss
Mother's Name:	Mary Fern Morris	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Hidden Valley Assisted Living		

INFORMANT INFORMATION

Name:	James D Tiner	Relationship:	Husband
Mailing Address:	131 East 5450 South, Washington Terrace, Utah 84405		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Lindquist's Washington Heights Memorial Park, Ogden, Utah
Date of Disposition:	January 4, 2021

FUNERAL HOME INFORMATION

Funeral Home:	Lindquist Mortuary - Ogden
Address:	3408 Washington Boulevard, Ogden, Utah 84401
Funeral Director:	Christopher J Battrick

MEDICAL CERTIFICATION

Certifying Physician: Kathleen Deremer MD, Everest Hospice, 845 S Main St Suite 7AC, Bountiful, Utah 84010

CAUSE OF DEATH

Late Onset Alzheimer's Dementia
 Other significant conditions: Protein Calorie Malnutrition
 Tobacco Use: Non-user
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: January 4, 2021

Date Issued: January 4, 2021

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: High Resolution Border, V & R images in top cycloids, and microtext. This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.

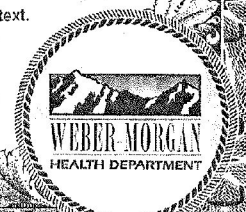


Linda S. Winger
 Linda S. Winger LCSW
 State Registrar
 Rev. 4/19



066648647

Brian W. Bennion
 Brian W. Bennion, MPH
 Director/Health Officer
 County Health
 Department



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE