

**Meraki Title Insurance Agency, LLC**  
Mail Tax Notices to and  
WHEN RECORDED RETURN TO:  
**Z Homes LLC**  
**530 E 1800 S**  
**Bountiful, UT 84010**  
File No.: M3405-HJ

**PERSONAL REPRESENTATIVE  
WARRANTY DEED**

THIS DEED, made by **John VanBeekum and The Estate of Julie Van Beekum aka Julie M Van Beekum** as Grantor(s) to: **Z Homes LLC & Willy Zuzunaga** as Grantee(s).

Whereas Grantor is the qualified Conservator of said estate, filed as Probate No. **243700330** in the **Second Judicial** District Court in and for **Davis** County, State of Utah.

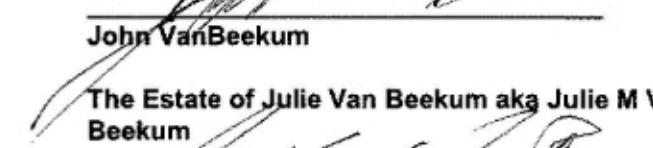
THEREFORE, for value consideration received Grantor(s) hereby sells and conveys to Grantee(s) all of the estate's interest in the following described real property located in **Davis** County, State of Utah:

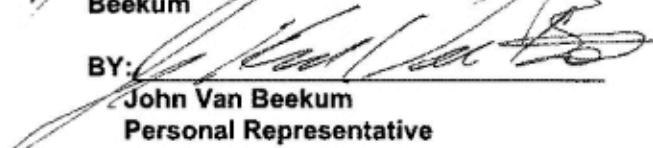
**All of 51, Millcreek Heights Subdivision, Plat "D", a Subdivision of part of Section 32, Township 2 North, Range 1 East, Salt Lake Base and Meridian.**

Tax Parcel No.: 05-044-0051

EXECUTED this 12 day of July, 2024.

  
John VanBeekum

  
The Estate of Julie Van Beekum aka Julie M Van Beekum

BY:   
John Van Beekum

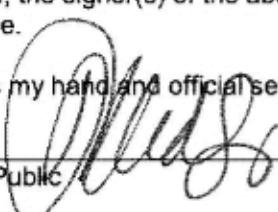
Personal Representative

State of Utah }  
} ss.

County of Davis }

On this 12 day of July, 2024, personally appeared before me John VanBeekum and John Van Beekum, Personal Representative for, The Estate of Julie Van Beekum aka Julie M Van Beekum, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

  
Notary Public





James T. Dunn #3785  
CANNON LAW GROUP  
124 S 600 E  
Salt Lake City UT 84102  
801-363-2999  
[jdutahlaw@gmail.com](mailto:jdutahlaw@gmail.com)

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IN THE SECOND JUDICIAL DISTRICT COURT, STATE OF UTAH  
IN AND FOR DAVIS COUNTY, FARMINGTON DEPARTMENT

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IN MATTER OF THE ESTATE OF  
  
JULIE VAN BEEKUM aka JULIE M. VAN  
BEEKUM,  
  
Decedent.

ORDER DETERMINING HEIRS  
AND APPOINTMENT OF  
PERSONAL REPRESENTATIVE

Probate No: 243700330

The Petition of John Van Beekum to determine heirs and to appoint John Van Beekum as Personal Representative of the Estate of Julie Van Beekum aka Julie M. Van Beekum was filed in June 2024. The clerk has sent notice to the heir stated in the Verified Petition and no heir has objected in writing or appeared. Based upon the foregoing, it is hereby ORDERED, ADJUDGED, AND DECREED as follows:

The heir of Julie Van Beekum aka Julie M. Van Beekum is her husband John Van Beekum.

Further, pursuant to Utah Code Ann. 75-3-107(4)(b), John Van Beekum is informally appointed Personal Representative to administer the decedent's estate without bond. Letters of Administration shall issue, authorizing John Van Beekum to act in that capacity.

END OF ORDER  
(Court's signature to appear at the top of the page)



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IN MATTER OF THE ESTATE OF

JULIE VAN BEEKUM aka JULIE M. VAN  
BEEKUM,

Decedent.

LETTERS OF ADMINISTRATION

Probate No: 243700330

John Van Beekum is duly appointed and qualified as Personal Representative/Administrator of the Estate of the above-named Decedent by the Court, with all authority pertaining thereto. These Letters are issued to evidence the appointment, qualification and authority of said Personal Representative/Administrator.

END OF ORDER

(Court's signature to appear at the top of the page)