

Mail Recorded Deed & Tax Notice To:
Jeddle Properties LLC, a Utah limited liability
company
1314 West 1480 North
Orem, UT 84057



File No.: 178388-EDP

PERSONAL REPRESENTATIVE'S DEED

This Deed made by **Melanie Olsen**, as Personal Representative of the Estate of **Una Leila Hampton Crane** (also known as **Leila H. Crane**),

GRANTOR(S), of Salina, State of Utah,

to **Jeddle Properties LLC, a Utah limited liability company**,

GRANTEE(S), of Orem, State of Utah

Whereas, Grantor is the qualified personal representative of said estate as shown in the Letters of Administration or Letters Testamentary, filed as Probate Number ~~204600017~~ in the Sixth District Court, Utah:

243600017

Therefore, for valuable consideration received, Grantor sells and conveys to Grantee the following described real property in **Sevier County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 1-S27-1 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions and easements of record; and all applicable zoning laws and ordinances.

Dated this 24th day of June, 2024.

Melanie Olsen

Signed with **Stavvy**

Melanie Olsen, Personal Representative for the
Estate of Una Leila Hampton Crane

eRecording: # 00438537 B: 0830 P: 0416

06/25/2024 02:28 PM Personal Representative Deed

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Fee: \$40.00 By: COTTONWOOD TITLE INSURANCE AGENCY

Jason Monroe, Sevier County, Utah Recorder

STATE OF UTAH

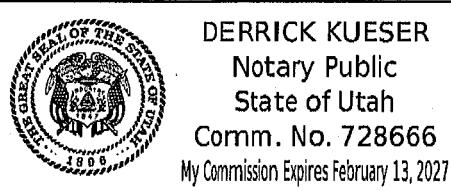
COUNTY OF UTAH

Melanie

On this 24th day of June, 2024, before me, personally appeared ~~Melanie~~ Olson, Personal Representative for the Estate of Una Leila Hampton Crane, proved on the basis of ~~satisfactory~~ evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Derrick Kueser

Signed with ~~Stavvy~~
Notary Public



Notarized remotely via audio/video communication using Stavvy

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Fee: \$40.00 By: COTTONWOOD TITLE INSURANCE AGENCY
Jason Monroe, Sevier County, Utah Recorder

EXHIBIT A

Commencing 8.95 chains East of the Southwest corner of Section 24, Township 21 South, Range 1 West, Salt Lake Base and Meridian; running thence North 227.40 feet; thence West 199.98 feet; thence Southeasterly 304.27 feet, more or less to beginning. Situate in Lot 2, Block 5, Plat "B", Salina City Survey.

LESS AND EXCEPTING THEREFROM:

Beginning at a point located North 10.31 feet and East 569.21 feet from the Southwest corner of Section 24, Township 21 South, Range 1 West, Salt Lake Base and Meridian, said point being the Southeast corner of Tax Parcel No. 1-S27-1; thence North 41°40'25" West along the South line of said Tax Parcel 29.85 feet; thence North 87°59'23" East 20.00 feet to the East line of said Tax Parcel; thence South 00°20'24" West along the East line of said Tax Parcel 23.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM:

Beginning at a point located North 237.71 feet and East 570.56 feet from the Southwest corner of Section 24, Township 21 South, Range 1 West, Salt Lake Base and Meridian, said point being the Northeast corner of Tax Parcel No. 1-S27-1; thence South 00°20'24" West along the East line of said Tax Parcel 45.49 feet; thence around a 2627.14 foot radius curve to the right 45.53 feet, (Delta = 00°59'35", CB = North 04°06'02" West, CD = 45.53 feet) to the North line of said Tax Parcel; thence North 88°46'03" East along the North line of said Tax Parcel 3.53 feet to the point of beginning.

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Fee: \$40.00 By: COTTONWOOD TITLE INSURANCE AGENCY

Jason Monroe, Sevier County, Utah Recorder

The Order of the Court is stated below:

Dated: March 22, 2024
03:48:48 PM

/s/ TAMARA CARTER
District Court Clerk



DAVID A. VAN DYKE (#7784)
VAN DYKE LEGAL SERVICES, P.L.L.C.
P.O. Box 194
Teasdale, Utah 84773
Telephone: (435) 491-0491
Facsimile: (888) 599-2841
Email: dave@vandykelegal.com
Attorney for APPLICANT

**IN THE SIXTH JUDICIAL DISTRICT COURT OF THE STATE OF UTAH
IN AND FOR THE COUNTY OF SEVIER
845 East 300 North, Richfield, Utah 84701**

IN THE MATTER OF THE ESTATE OF:

LETTERS TESTAMENTARY

UNA LEILA HAMPTON CRANE

CASE No.: 243600017

DECEASED.

JUDGE: MARVIN D. BAGLEY

1. MELANIE OLSEN was duly appointed and qualified as the Personal Representatives for the estate of UNA LEILA HAMPTON CRANE by the court with all authority pertaining thereto, on March 19, 2024.
2. MELANIE OLSEN, as Personal Representative for the Estate of UNA LEILA HAMPTON CRANE, shall be entitled to act individually in all matters related to the Decedent's Estate.
3. Administration of the estate is unsupervised. These letters are issued to evidence the appointment, qualification, and authority of the Personal Representative.

IN ACCORDANCE WITH RULE 10(E) OF THE UTAH RULES OF CIVIL PROCEDURE, THIS ORDER DOES NOT BEAR THE HANDWRITTEN SIGNATURE OF THE COURT, BUT INSTEAD DISPLAYS THE ELECTRONIC SIGNATURE OF THE COURT AT THE TOP OF THE FIRST PAGE OF THIS ORDER.

***** END OF ORDER *****

eRecording: # 00438537 B: 0830 P: 0419

06/25/2024 02:28 PM Personal Representative Deed

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Fee: \$40.00 By: COTTONWOOD TITLE INSURANCE AGENCY

Jason Monroe, Sevier County, Utah Recorder

The Order of the Court is stated below:

Dated: March 19, 2024
10:55:10 AM

/s/

MARVIN D. BAGLEY
District Court Judge



DAVID A. VAN DYKE (#7784)
VAN DYKE LEGAL SERVICES, P.L.L.C.
P.O. Box 194
Teasdale, Utah 84773
Telephone: (435) 491-0491
Facsimile: (888) 599-2841
Email: dave@vandykelegal.com
Attorney for APPLICANT

IN THE SIXTH JUDICIAL DISTRICT COURT OF THE STATE OF UTAH
IN AND FOR THE COUNTY OF SEVIER
845 East 300 North, Richfield, Utah 84701

IN THE MATTER OF THE ESTATE OF:

UNA LEILA HAMPTON CRANE

DECEASED.

:
: STATEMENT OF INFORMAL PROBATE OF
: ESTATE AND INFORMAL APPOINTMENT OF
: PERSONAL REPRESENTATIVE
:
: CASE No.: 243600017
:
: JUDGE: MARVIN D. BAGLEY
:

Upon consideration of the Verified Application for Informal Probate for Intestacy and for Informal Appointment of Personal Representative filed by Melanie Olsen on February 29, 2024 the Registrar finds that:

1. The Application is complete.
2. The Applicant has made the oath and/or affirmation that the statements contained in the Application are true to the best of the Applicant's knowledge.
3. The Applicant appears, from the Application, to be an interested person as defined by the Utah Uniform Probate Code.

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Jason Monroe, Sevier County, Utah Recorder

4. The Decedent, Una Leila Hampton Crane, died on February 13, 2024, at the age of 86 years.
5. On the basis of the statements in the Application, venue is proper in this, Sevier County, State of Utah.
6. Any required notice has been given or waived.
7. On the basis of the statements in the Application no Personal Representative/Administrator has been appointed in this state or elsewhere.
8. On the basis of the statements in the Application, the estate to which the Application relates, nor any other will of the Decedent has been the subject of a previous probate order in this State.
9. It appears from the Application that the time limit for informal probate and appointment has not expired.
10. The Decedent died intestate.
11. The Application does not indicate the existence of a possible un-revoked testamentary instrument which may relate to property subject to the laws of this state, and which is not filed for probate in this court.
12. Based on the statements in the Application, the persons whose appointment as Personal Representative/Administrator is sought is qualified to act as the Personal Representative/Administrator and has priority entitling said persons to the appointment.
13. A Bond is not required.
14. Notice of Petition, Proof of Posting, and Proof of Mailing was filed on March 5, 2024.

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

16. There has been no objection filed as to the Application.

THEREFORE:

1. The estate of the Decedent, Una Leila Hampton Crane, is hereby informally Probated/Administered.
2. That Melanie Olsen is hereby appointed as the Personal Representative/Administrator of the estate of the Decedent, Una Leila Hampton Crane, to act without Bond.
3. Upon qualification and acceptance, letters testamentary shall be issued to the Personal Representative/Administrator of the estate of the Decedent, Una Leila Hampton Crane.

IN ACCORDANCE WITH RULE 10(E) OF THE UTAH RULES OF CIVIL PROCEDURE, THIS ORDER DOES NOT BEAR THE HANDWRITTEN SIGNATURE OF THE COURT, BUT INSTEAD DISPLAYS THE ELECTRONIC SIGNATURE OF THE COURT AT THE TOP OF THE FIRST PAGE OF THIS ORDER.

***** END OF ORDER *****

CERTIFICATE OF SERVICE

I hereby certify that I caused a true and correct copy of the foregoing **STATEMENT OF INFORMAL PROBATE OF ESTATE AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE** to be sent on this the 18th day of March, 2024 by the method indicated below:

PERSON SERVED

Heather Mangum
P.O. Box 358
Gunnison, Utah 84634

Jason Crane
45 West 200 South
Salina, Utah 84654

SERVICE MADE BY

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: heatheranne_31@yahoo.com
- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email:

CERTIFICATE OF SERVICE

I hereby certify that I caused a true and correct copy of the foregoing Letters Testamentary to be sent on this the 21st day of March 2024 by the method indicated below:

PERSON SERVED

SERVICE MADE BY

Heather Mangum
P.O. Box 358
Gunnison, Utah 84634

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: heatheranne_31@yahoo.com

Jason Crane
45 West 200 South
Salina, Utah 84654

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email:

Joshua Ronald Crane
P.O. Box 412
Salina, Utah 84654

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: joshiecloud@icloud.com

Crystal Fay Marroquin
108 18th Street
Snyder, Oklahoma 73566

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: sunshyne0118@gmail.com

Chrystal Mecham
3587 South Toolson Drive
Magna, Utah 84044

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: chrystalmecham@yahoo.com

Jamie Sorensen
P.O. Box 142
Mayfield, Utah 84643

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: jamiecrane11@gmail.com

April Mickelsen Crane
62 East 400 North
Monroe, Utah 84754

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: aprilcrane83@gmail.com

Kristy Van Dyke
201 North 900 East
Fremont, Utah 84747

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: kristyvandyke85@gmail.com

Brent Lee Crane
183 North 400 West
Salina, Utah 84654

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: kernraider@gmail.com

Melanie Olsen
315 West Center
P.O. Box 2
Gunnison, Utah 84643

- U.S. Mail, Postage Pre-Paid
- Court's Electronic Filing System
- Email: mojoosen@gmail.com

/s/ David A. Van Dyke

eRecording: # 00438537 B: 0830 P: 0423

06/25/2024 02:28 PM Personal Representative Deed

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Fee: \$40.00 By: COTTONWOOD TITLE INSURANCE AGENCY

Jason Monroe, Sevier County, Utah Recorder