

AFFIDAVIT

RE: Death of Joint Tenant

STATE OF IDAHO)
 :SS
COUNTY OF)

JENNIFER L. HENRY, BEING FIRST DULY SWORN, DEPOSES AS FOLLOWS:

1. **THAT ALLEN L. KLINEFELTER DIED** IN UTAH COUNTY, UTAH ON
AUGUST 19, 2018
2. **THAT PATRICE D. KLINEFELTER, WAS A JOINT TENANT WITH ALLEN L.
KLINEFELTER WITH RESPECT TO THE FOLLOWING DESCRIBED REAL
PROPERTY LOCATED IN UTAH COUNTY, UTAH:**

**Lot 303, HIGHLANDS ON THE GREEN PHASE 3A SUBDIVISION, according to
the official plat thereof on file and of record in the Utah County Recorder's Office.
(41:639:0303)**

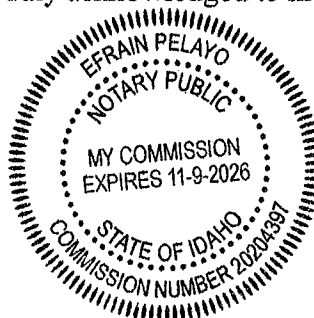
3. **THAT THE DEED ESTABLISHING SAID JOINT TENANCY WAS DATED
NOVEMBER 5, 2010 AND RECORDED NOVEMBER 9, 2010, AS ENTRY NO.
97739:2010, OF THE RECORDS OF THE COUNTY RECORDER OF UTAH
COUNTY, UTAH.**
4. **THAT THE SAID ALLEN L. KLINEFELTER, THE JOINT TENANT IN THE
ABOVE WARRANTY DEED REFERRED TO IS THE SAME AS ALLEN L.
KLINEFELTER WHO DIED AS STATED IN THE ATTACHED ORDER
GRANTING MOTION FOR DETERMINATION OF RIGHT OF SURVIVORSHIP IN
PROBATE NO. 243400267.**

DATED THIS August 5, 2025.

JENNIFER L. HENRY, ADMINISTRATRIX

On the 5 OF AUGUST, 2025, personally appeared before me, Jennifer L. Henry,
signer of the within instrument, who duly acknowledged to me that she executed the same


NOTARY PUBLIC



The Order of the Court is stated below:

Dated: May 07, 2025

10:29:50 AM

/s/ SEAN PETERSEN

District Court Judge



ENT 59760:2025 PG 2 of 3

JUSTIN D. HEIDEMAN (USB #8897)
NORMAN W. PEAT, JR. (USB #17836)
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**IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR UTAH COUNTY, STATE OF UTAH**

IN RE THE ESTATE OF PATRICE DENISE
KLINEFELTER;

Deceased.

JENNIFER L. HENRY;

Administratrix.

**ORDER GRANTING MOTION FOR
DETERMINATION OF RIGHT OF
SURVIVORSHIP**

Probate No.: 243400267
Judge: Hon. Sean Petersen

THE COURT, HAVING CONSIDERED Personal Representative, JENNIFER L. HENRY'S ("Administratrix") *Ex Parte Motion for Determination of Right of Survivorship* ("Motion") and for good cause shown, the Court hereby **GRANTS** Administratrix's *Motion* and **ORDERS** as follows:

1. Administratrix's *Motion* is hereby **GRANTED**.
2. Pursuant to the *Warranty Deed* recorded with the Utah County Recorder's Office on November 9, 2010, Entry No.: 97739:2010, the interest in the following parcel of real

property is held by Patrice D. Klinefelter (deceased), and Allen L. Klinefelter (deceased)
as Joint Tenants:

LOT 303, HIGHLANDS ON THE GREEN PHASE 3A SUBDIVISION, ACCORDING
TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE
UTAH COUNTY RECORDER.

Parcel No.: 41-639-0303

Commonly known as: 9021 N Clubhouse Ln, Eagle Mountain, Utah
84005.

(hereinafter the "Property")

3. Since the recording of the *Warranty Deed* on November 9, 2010, no other instrument has been recorded that would have severed Patrice D. Klinefelter's (deceased) and Allen L. Klinefelter's (deceased) interest as Joint Tenants.

4. Pursuant to Utah Code Ann. § 57-1-5(1)(i)(B), by operation of law, the interest held as a Joint Tenant passed to Patrice D. Klinefelter on the death of Allen L. Klinefelter.

5. Therefore, an undivided interest in the *Property* passed to Patrice D. Klinefelter on August 9, 2018, the rightful owner of the *Property*.

*****Executed and Entered by the Court as indicated by the date and seal at the top of this
Order*****