

ENT 59761:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 08 02:26 PM FEE 40.00 BY MG
RECORDED FOR Bartlett Title Insurance Ag
ELECTRONICALLY RECORDED

After Recording Mail To:

Zahe Ma Elabed

1480 North Woodruff
Idaho Falls, Id 83401

BT-21661

ADMINISTRATRIX'S DEED

This Administratrix's Deed is made by Jennifer L. Henry, as Administratrix for the Estate of Patrice Denise Klinefelter aka Patrice D. Klinefelter, deceased, ("GRANTOR") hereby grant and convey to:

Zahe Ma Elabed On Time Financial, LLC, an Idaho
United Liability company ("GRANTEE")

WHEREAS, Grantor is the qualified Administratrix for the Estate of Patrice Denise Klinefelter aka Patrice D. Klinefelter, filed as Probate No. 243400267, in Utah County, State of Utah; THEREFORE, for valuable consideration received, Grantor sells and conveys to Grantee the following described parcel of real property located in Utah County, State of 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)**

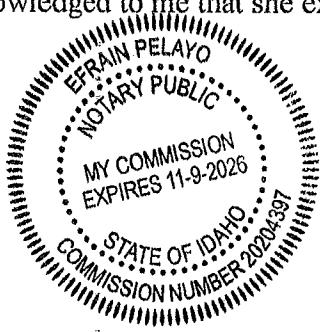
Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants to whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described. Also subject to General Property Taxes for 2025 and thereafter.

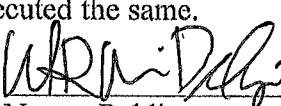
Executed this August.


Jennifer L. Henry, as Administratrix for the
Estate of Patrice Denise Klinefelter

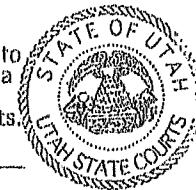
State of Idaho :)
: :ss
County of BONNEVILLE)

On the 5th OF AUGUST, 2025, personally appeared before me Jennifer L. Henry, as Administratrix for the Estate of Patrice Denise Klinefelter, and as signer of the foregoing instrument, acknowledged to me that she executed the same.




Notary Public
My commission expires: 11/09/2026

The Order of the Court is stated below:

Dated: February 12, 2025 /s/ SEAN PETERSEN
03:54:59 PM District Court Judge

JUSTIN D. HEIDEMAN (USB #8897)
 NORMAN W. PEAT, JR. (USB #17836)
HEIDEMAN & ASSOCIATES
 2696 North University Avenue, Suite 180
 Provo, Utah 84604
 Telephone: (801) 472-7742
 Facsimile: (801) 374-1724
 Email: jheideman@heidlaw.com
 npeat@heidlaw.com
 Attorney for Petitioner, Jennifer L. Henry

STATE OF UTAH
COUNTY OF UTAHI hereby certify that the document to
which this certificate is attached is a
full, true and correct copy of the
original filed in the Utah State Courts.
WITNESS my hand and seal
this 20 day of Feb

2025 DISTRICT/JUVENILE COURT

Seal of Juvenile CLERK

**IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR UTAH COUNTY, STATE OF UTAH**

IN RE THE ESTATE OF PATRICE DENISE
KLINEFELTER;

Deceased.

LETTERS OF ADMINISTRATION

Probate No.: 243400267
Judge: Hon. Sean Petersen

1. Petitioner, JENNIFER L. HENRY, has been duly appointed and qualified as Administratrix of the estate of the above-named decedent, with all authority pertaining thereto, on the date stamped by the Court, with all authority pertaining thereto.
2. Decedent died without possessing testamentary documents.
3. The administration of the estate is unsupervised.
4. These letters are issued to evidence the appointment, qualification, and authority of said Administratrix.

*****END OF LETTERS TESTAMENTARY*****
*****Effective when digitally executed by the Court above*****