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03/02/95 09:23 AM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
JOHN K RICE
REC BY: B GRAY ,DEPUTY - MP

WHEN RECORDED, RETURN TO:
John K. Rice, Esq.
P.O. Box 896
17 North Main
Midvale, Utah 84047

6031938

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by Becky O'Malley, as personal representative of the estate of Michael Patrick O'Malley, deceased, Grantor, to Becky O'Malley, a single woman, for her natural life or for as long as she uses the property conveyed herein for her primary residence, and, at the death of Becky O'Malley or upon the event that Becky O'Malley discontinues her use of the property for her primary residence, to Patrick Cory O'Malley, Michael Sean O'Malley and James Colin O'Malley, as joint tenants with full rights of survivorship in fee simple absolute, Grantees, whose addresses are as follows: (1) Becky O'Malley, 3110 West 4745 South, West Valley City, Utah 84118; (2) Patrick Cory O'Malley, 39517 Gallaudet Drive, Fremont, California; (3) Michael Sean O'Malley, 101 South Whitius St. #604, Alexandria, Virginia 22304; and (4) James Colin O'Malley, 802 West 43rd Street, Houston, Texas 77018, subject to the following conditions, rights, obligations and covenants:

1. The life tenant, Becky O'Malley, is to make all ordinary and reasonable repairs required to preserve the value of the property during her tenancy. She shall receive no contribution for the expense of these repairs from the remaindermen. The life tenant may make permanent improvements to the property. However, she will not be entitled to any contribution from the remaindermen unless she has their consent, in writing, prior to the making of any such improvements;

2. The life tenant, Becky O'Malley, shall make all payments on the trust deed notes to West One Bank and to Troy & Nichols, secured by the property described herein and shall pay all real property taxes on said property during her tenancy. The life tenant shall be entitled to reimbursement from the remaindermen, Patrick Cory O'Malley, Michael Sean O'Malley and James Colin O'Malley, for the amount of the mortgage payment that is applied to reduce the principal balance of said trust deed notes beginning December 24, 1990 until the termination of Becky O'Malley's life tenancy. To the extent that Becky O'Malley is not reimbursed by said remaindermen during her life tenancy, she is granted a lien against the property described hereinbelow in the amount of the trust deed note payments applied to reduce the principal balance of said trust deed notes, less any payments made by the remaindermen in reimbursement thereof;

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3. To preserve the property described hereinbelow, the life tenant, Becky O'Malley, shall maintain fire and homeowner's liability insurance on said property, to the same extent it was maintained by the decedent, Michael Patrick O'Malley, immediately prior to his death and shall not further encumber the property during her tenancy;

4. If any of the property described hereinbelow becomes subject to a special assessment for public improvements by municipal or other local political authority, the payment of such assessments shall be divided between the life tenant, Becky O'Malley and the remaindermen, Patrick Cory O'Malley, Michael Sean O'Malley and James Colin O'Malley, as follows: if the public improvement is of a temporary nature and such improvement will be totally consumed by the end of the life tenancy, Becky O'Malley shall pay the entire cost of the improvement; if the public improvement shall benefit both the life estate and the remainder, the life tenant and the remaindermen shall bear the cost of such improvement in proportion to the benefit conferred on each estate by using the following formula: the portion of the improvement cost that the life tenant shall pay shall be computed by dividing the total cost of the improvement by the estimated life of the improvement and by multiplying such quotient by the anticipated duration of the life estate based on the life tenant's life expectancy taken from the mortality rate table published by the U.S. National Center For Health Statistics;

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Number 913900051, in Salt Lake County, State of Utah;


THEREFORE, for valuable consideration received and pursuant to the Last Will and Testament of Michael Patrick O'Malley, Grantor hereby conveys to Becky O'Malley, a single woman, for her natural life or for so long as she uses the property described herein for her primary residence and, at the death of Becky O'Malley or upon the event that Becky O'Malley discontinues her use of the property described herein as her primary residence, to Patrick Cory O'Malley, Michael Sean O'Malley and James Colin O'Malley, as joint tenants with full rights of survivorship in fee simple absolute, the following described real property in Salt Lake County, State of Utah:

Lot 67, Midwest Estates No. 2, according to the official plat thereof, recorded in the office of the County Recorder for Salt Lake County, State of Utah.

with all appurtenances and subject to the conditions, rights, obligations and covenants set forth hereinabove.

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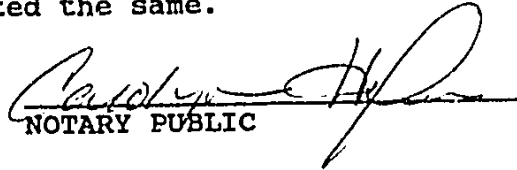
EXECUTED this 3 day of August, 1993.


BECKY O'MALLEY
Personal Representative of the
Estate of Michael Patrick
O'Malley, deceased.

STATE OF UTAH)
):ss
County of Salt Lake)

On the 3 day of August, 1993, personally appeared before me
Becky O'Malley, as personal representative of the estate of Michael
Patrick O'Malley, and as signer of the foregoing instrument, who
acknowledged to me that she executed the same.




NOTARY PUBLIC
Residing at:

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