

# WARRANTY DEED SW 12 4N-1W

LOFTIS J. SHEFFIELD, Executor of the Estate of Lydia J. Sheffield, deceased  
Grantor of Provo, Utah  
hereby CONVEY AND WARRANT to LINDA SHEFFIELD REEVES, MARSHA A. QUINN,  
LOFTIS J. SHEFFIELD, VAL J. SHEFFIELD, and FREDERICK J. SHEFFIELD, As tenants  
in common,

Grantee of 410 East 1980 North, Provo, Utah, Utah 84604  
Street Address City County State  
for the sum of \$10.00 and other valuable consideration DOLLARS  
the following described tract of land in Davis County,  
State of Utah, to-wit:

Beginning at the Northwest corner of the Southwest quarter of Section 12,  
Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South  
10 chains; thence Northeast 56 feet, more or less, to the West line of property  
conveyed to State Road Commission in 1-R-162 of deeds; thence North 1° 29' East  
along said West line of Highway to a point East of beginning; thence West 74  
feet, more or less, to the point of beginning.

Contains .69 Acres. 09-077-0021

Subject to reservations restrictions, covenants, easements, and rights of way  
of record, visible by inspection or otherwise.

845959 BK 1272 PG 106  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1988 DEC 27 11:39 AM FEE 8.50 DEP HES  
REC'D FOR SECURITY TITLE COMPANY

WITNESS THE HAND of said Grantor this 23rd day of  
December, A. D. 19 88

Signed in the presence of

*Loftis J. Sheffield*  
Loftis J. Sheffield, Executor of the  
Estate of Lydia J. Sheffield, deceased.

STATE OF UTAH,  
County of Utah } ss.

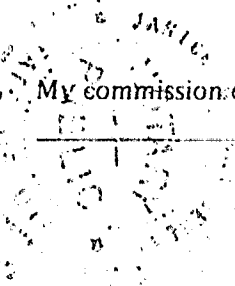
On the 23rd day of December, A. D. 19 88, personally appeared  
before me, a Notary Public in and for the State of Utah,

Loftis J. Sheffield, Executor of the Estate of Lydia J. Sheffield, deceased.  
the signer of the above instrument, who duly acknowledged to me that he executed the same.

*Jessie A. Chamberlain*  
Notary Public

My commission expires June 18, 1990 Residing at Provo, Utah

MAIL TAX NOTICE TO



20  
3

2579033  
BK 5188 PG 849

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP (RAS)  
2603 Main Street, East Tower Suite 1300  
Irvine, California 92614

E 2579033 B 5188 P 849-851  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/12/2011 02:47 PM  
FEE \$20.00 Pgs: 3  
DEP RT REC'D FOR PALMIERI TYLER WI  
ENER WILHELM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MAIL TAX STATEMENTS TO:**

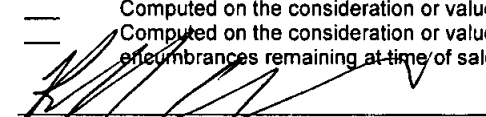
LAUREY ZAYAC  
834 Windhurst  
San Antonio, TX 78258

A.P. No. 09-077-0021

**THIS IS A BONAFIDE GIFT FROM PARENT TO  
CHILDREN WITH NO CONSIDERATION**

DOCUMENTARY TRANSFER TAX \$-0-

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.

  
RICHARD A. SALUS of PALMIERI, TYLER, et al.

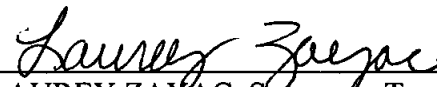
**QUITCLAIM DEED**

**FOR NO VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, LAUREY ZAYAC, as Successor Trustee of The Frederick J. Sheffield Trust established April 6, 2006, by FREDERICK J. SHEFFIELD, as Trustor, does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to LAUREY ZAYAC, a married woman as her sole and separate property, an undivided one-third interest, to SARI LATTA, a married woman as her sole and separate property, an undivided one-third interest, and to FLINT J. SHEFFIELD, a married man as his sole and separate property, an undivided one-third interest, all of the trust's interest as a tenant in common in the real property in the County of Davis, State of Utah, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

AKA: 1903 Ridgehollow Drive, Bountiful, Utah

Dated: July 27, 2010

  
LAUREY ZAYAC, Successor Trustee of The Frederick J. Sheffield Trust established April 6, 2006

**Notary Acknowledgement Attached  
MAIL TAX STATEMENTS AS INDICATED ABOVE**

**EXHIBIT "A"**

LEGAL DESCRIPTION

That certain real property in the County of Davis, State of Utah, described as follows:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 10 CHAINS; THENCE NORTHEAST 56 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY CONVEYED TO STATE ROAD COMMISSION IN 1-E-162 OF DEEDS; THENCE NORTH 1° 29' EAST ALONG SAID WEST LINE OF HIGHWAY TO A POINT EAST OF BEGINNING; THENCE WEST 74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINS .69 ACRES

SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, EASEMENTS, AND RIGHTS OF WAY OF RECORD, VISIBLE BY INSPECTION OR OTHERWISE.

**ACKNOWLEDGMENT**

State of California )  
County of Orange )

On July 27, 2010, before me, Rose Tolentino Kottke, Notary Public, personally appeared LAUREY ZAYAC, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature Rose Tolentino Kottke

(Seal)



The Order of the Court is stated below:

Dated: October 07, 2021  
06:24:24 PM

/s/ MICHAEL D. DIREDA  
District Court Judge



1Richard G. Smurthwaite (6802)  
Smurthwaite Law, P.C.  
920 Heritage Park Blvd, Suite 110  
Layton, UT 84041  
Phone: (801) 927-5012  
Fax: (801) 927-5019

Attorney for Petitioner

STATE OF UTAH }  
COUNTY OF DAVIS } SS.

I HEREBY CERTIFY THAT THIS IS A TRUE  
COPY OF THE ORIGINAL ON FILE IN THE  
UTAH STATE COURTS.

DATED: 10/8/21 20\_\_\_\_  
DISTRICT COURT

BY Richard G. Smurthwaite DEPUTY



IN THE SECOND JUDICIAL DISTRICT COURT FOR DAVIS COUNTY

STATE OF UTAH

<p>IN THE MATTER OF THE ESTATE  OF  VAL JOLLEY SHEFFIELD  Decedent.</p>	<p>ORDER DETERMINING HEIRS (proposed)</p> <p>Case No. 213700532</p> <p>Judge: Hon. Michael D. Direda</p>
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On August 27, 2021, Linda S. Reeves filed a petition for an Order determining the heirs of Val Jolley Sheffield with the Court, and the Court having considered such Petition and having received evidence as set forth in the Petition and before the Court,

THEREFORE IT IS ORDERED AND DECREED THAT:

Decedent's interest in the following real property:

Beginning at the Northwest corner of the Southwest quarter of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 10 chains; thence Northeast 56 feet, more or less, to the West line of property conveyed to State Road Commission in 1-R-162 of deeds; thence North 1°29' East along said West line of Highway to a point East of beginning; thence West 74 feet, more or less, to the point of beginning.

APN: 09-077-0021

shall be vested in the names and fractional interests as follows:

Val Cowley Sheffield 1/3

E 3425684 B 7861 P 340-341  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/08/2021 09:41 AM  
FEE \$40.00 Pgs: 2  
DEP RTT REC'D FOR RICHARD G SMURTHWAITE

2992 Oliver Lane NE  
Iowa City, IA 52240

Matthew Cowley Sheffield                      1/3  
420 W Stocker St, Apt A  
Glendale, CA 91202

Jennifer Morgan Smith                          1/9  
458 E 426 N  
Alpine, UT 84004

Melissa Morgan Christensen                  1/9  
25402 Hampton Place  
Santa Clarita, CA 91350

Matthew William Morgan                      1/9  
7015 Forbes Ave  
Lake Balboa, CA 91406

The Court's signature and seal appear at the top of this Order.

E 3425685 B 7861 P 342  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/08/2021 09:41 AM  
FEE \$40.00 Pgs: 1  
DEP RTT REC'D FOR RICHARD B SMURTHWAITE

**Prepared by and Return Recorded Deed To:**

Richard G. Smurthwaite  
Smurthwaite Law, A Professional Corporation  
920 Heritage Park Blvd, Suite 110  
Layton, Utah 84041

**Mail Tax Notice To:**

Matthew Cowley Sheffield  
420 W Stoker St, Apt A  
Glendale, CA 91202

Tax/Parcel No: 09-077-0021

**QUIT-CLAIM DEED**

Val Cowley Sheffield hereby quit claims unto Matthew Cowley Sheffield his entire fractional interest in the following real property located in the County of Davis, State of Utah:

**Beginning at the Northwest corner of the Southwest quarter of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 10 chains; thence Northeast 56 feet, more or less, to the West line of property conveyed to State Road Commission in 1-R-162 of deeds; thence North 1°29' East along said West line of Highway to a point East of beginning; thence West 74 feet, more or less, to the point of beginning.**

Dated this 23 day of September, 2021.

*Val Cowley Sheffield*  
Val Cowley Sheffield

STATE OF IOWA            )  
  §  
COUNTY OF Johnson

Subscribed and sworn before me this 23 day of September, 2021, by Val Cowley Sheffield.

Witness my hand and official seal.

*Jeanie K. Croser*  
Notary Public



The Order of Court is stated below:

Dated: October 07, 2015  
02:02:59 PM

/s/ Cora E. Gant  
District Court Clerk



Stephanie L. O'Brien (12373)  
Richard W. Sheffield (8735)  
FILLMORE SPENCER, LLC  
3301 N. University Ave.  
Provo, Utah 84604  
Telephone: (801) 426-8200  
obriens@fslaw.com  
*Attorneys for Richard W. Sheffield*

IN THE FOURTH JUDICIAL DISTRICT COURT  
UTAH COUNTY, PROVO DISTRICT, STATE OF UTAH

---

IN THE MATTER OF THE ESTATE OF ) LETTERS OF ADMINISTRATION  
)  
) Probate No. 053400509  
LOFTIS J SHEFFIELD, )  
)  
)  
)  
)  
Deceased.

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1. Richard W. Sheffield, in open court, was duly appointed and qualified as General Personal Representative of the estate of the above-named decedent on the 14th day of November, 2005, by Judge Anthony W. Schofield, with all authority pertaining thereto.
2. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative, nunc pro tunc to date of appointment.

**Order becomes effective on the date when electronically signed  
by the Clerk on the first page.**



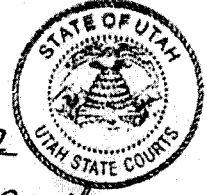
David K. Detton (00874)  
DKD Consulting, L.L.C.  
2018 Maple Grove Way  
Bountiful, UT 84010  
Phone: (801) 699-9209  
Attorney for Domiciliary Foreign  
Personal Representative

STATE OF UTAH }  
COUNTY OF DAVIS } ss.

I HEREBY CERTIFY THAT THIS IS A TRUE  
COPY OF THE ORIGINAL ON FILE IN THE  
UTAH STATE COURTS.

DATED: Sept 15 2022  
DISTRICT COURT

BY Murtha Gomez DEPUTY



IN THE SECOND JUDICIAL DISTRICT COURT FOR DAVIS COUNTY  
STATE OF UTAH

IN THE MATTER OF THE ESTATE

OF

LAUREY GAY ZAYAC  
AKA LAUREY G. ZAYAC  
AKA LAUREY ZAYAC  
Decedent.

AMENDED  
PROOF OF AUTHORITY OF  
DOMICILIARY FOREIGN  
PERSONAL REPRESENTATIVE

Case No. 223700482

Judge: David Hamilton

The undersigned, Edward J. Zayac, as Independent Executor of the Estate of the above-named Decedent in the State of Texas, states and represents that:

1. The Decedent, Laurey Gay Zayac, aka Laurey G. Zayac, aka Laurey Zayac, died testate on January 4, 2015, at San Antonio, Bexar County, Texas, and was a resident of said County and State at the time of her death. Utah Code Ann. §75-4-201(1)

2. At the time of her death, the Decedent owned, as her sole and separate property, an interest in the following real property located in Davis County Utah:

Beginning at the Northwest corner of the Southwest quarter of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 10 chains; thence Northeast 56 feet, more or less, to the West line of property conveyed to State Road Commission in 1-R-162 of deeds; thence North 1°29' East along said West line of Highway to a point East of beginning; thence West 74 feet, more or less, to the point of beginning. (APN: 09-077-0021)

3. No local administration of the Decedent's Estate, or application or petition therefor, is pending in the State of Utah. Utah Code Ann. §75-4-201(2).

4. On July 20, 2015, Edward J. Zayac, surviving husband of the Decedent, qualified according to Texas probate law as the Independent Executor of Decedent's Estate. Attached is a true and accurate copy of the Order Probating Will and Authorizing Letters of Testamentary entered on July 20, 2015, in Case No. 2015-PC-1867 in Probate Court No. 1, Bexar County, Texas, with a true and correct copy of the Letters Testamentary issued to Edward J. Zayac pursuant to this Order by the Court Clerk. Edward J. Zayac states and represents that his attached Letters Testamentary remain in full force and effect. Utah Code Ann. §75-4-201(3)

5. Edward J. Zayac was not required by applicable Texas probate law to give a bond to qualify as Independent Executor of Decedent's Estate, authorized to exercise all powers of a Personal Representative. Utah Code Ann. §75-4-204; Texas Estates Code Sec. 305.002(b).

6. This Proof of Authority is filed pursuant to Utah Code Ann. §75-4-205 to confirm that the undersigned, Edward J. Zayac, is authorized to exercise as to all assets of Decedent's Estate located in Utah all powers of a local personal representative and to maintain actions and proceedings in Utah, subject to any conditions imposed upon nonresident parties generally.

**Domiciliary Foreign Personal Representative**

September 14, 2022  
Date

/s/ Edward J. Zayac  
By David K. Detton, Attorney  
with permission of  
Edward J. Zayac  
834 Windhurst St.  
San Antonio, TX 78258

**Attorney**

September 14, 2022  
Date

/s/ David K. Detton  
David K. Detton

No. 2015-PC-1867

IN THE ESTATE OF

LAUREY GAY ZAYAC,

DECEASED

§ IN THE PROBATE COURT  
§  
§ NO. 1  
§  
§ BEXAR COUNTY, TEXAS

**ORDER PROBATING WILL AND  
AUTHORIZING LETTERS OF TESTAMENTARY**

On this day came on to be heard the Application filed herein by Edward J. Zayac on <sup>ARRANGED</sup> May 20, 2015, for the probate of the Will of Laurey Gay Zayac a/k/a Laurey G. Zayac, hereinafter called Decedent, and for the issuance of Letters Testamentary. <sup>July 6, 2015</sup>

The Court, after having heard and considered the evidence, finds that legal notices of the filing of said Application have been issued and posted in the manner and for the length of time required by law, and no one came to contest same; and it further appearing that said Will was executed on October 3, 2009 with the formalities and solemnities and under the circumstances required by law to make it a valid Will, was self-proved according to law during the lifetime of said Decedent; that such Will has not been revoked by Decedent; that Decedent died at 834 Windhurst St., Bexar County, Texas on January 4, 2015; that this Court has jurisdiction and venue over the estate because Decedent was domiciled in Texas and had a fixed place of residence in Bexar County, Texas at the time of her death; that four years have not elapsed since the death of Decedent or prior to the said Application; that a necessity exists for the administration of this estate, specifically decedent's will has typographical areas causing inconsistencies in the will and applicant, who is the sole beneficiary of the estate, served as a witness on the will; that no state, governmental agency of the state, nor charitable organization is named by the Will as a devisee; that Decedent's Will named Edward J. Zayac to serve as Independent Executor to act independently without bond or other security, and the said Edward J. Zayac is not disqualified by law from serving as such or from accepting Letters Testamentary, and is entitled to such letters.

The Court finds that in the Will Decedent referred to Edward J. Zayac as "she" or "her." The Court finds that such reference to Edward J. Zayac as "she" or "her" is a typographical error and does not void the intent of the Will. The Court further finds that in Article Four of the Will, Decedent intended to leave her homestead or primary residence to her spouse, and that the reference to her spouse as herself is also a typographical error. The Court finds that the intent was to bequeath Decedent's homestead or primary residence to her husband, Edward J. Zayac.

The Court finds that under Section 254.002 of the Estates Code that Edward J. Zayac as a beneficiary of Decedent's estate is also a subscribing witness. The Court finds that Edward J. Zayac is entitled to the same share of Decedent's estate listed in the Will had Decedent died intestate. The Court finds that proper testimony from a disinterested and credible person was presented to the Court which corroborates the intent of Decedent to bequeath her entire estate to Edward J. Zayac.

V02160P8567

STATE OF TEXAS COUNTY OF BEXAR  
CERTIFIED COPY CERTIFICATE  
The page to which this certificate is affixed may have been lawfully altered to reflect confidential personal information but the information's text, was not altered copy of the original on file and of record in my office.  
ATTESTED:

SEP - 8 2022



LUCY ADAME-CLARK  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

BY:

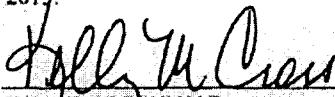
*Lucy Adame-Clark*  
DEPUTY

IT IS THEREFORE ORDERED AND DECREED by the Court that Decedent's Will intended to leave her entire estate to her husband, Edward J. Zayac and as such is entitled to take under the Will as Decedents beneficiary pursuant to the terms of the Will.

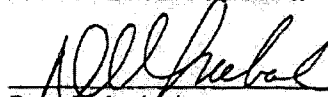
IT IS FURTHER ORDERED AND DECREED by the Court that said Will is hereby proved and established and admitted to probate and recorded as the LAST WILL AND TESTAMENT of said Laurey Gay Zayac, Deceased, and that Edward J. Zayac be, and is hereby appointed Independent Executor of said Will and Estate without bond.

IT IS FURTHER ORDERED by the Court that Letters Testamentary upon the Will and Estate of Laurey Gay Zayac, Deceased, be and the same are hereby granted, that the Clerk shall issue said Letters Testamentary to Edward J. Zayac, as Independent Executor, when qualified according to law, and that no other action shall be had in this Court other than the return of an Inventory, Appraisal and List of Claims or an affidavit in lieu of the Inventory, Appraisal and List of Claims, as required by law and the notice to beneficiaries required by Section 308.001 et seq. of the Texas Estates Code. Edward J. Zayac may sell the property of Decedent upon the consent of the beneficiaries who are to receive any interest in the property.

SIGNED this 20<sup>th</sup> day of July, 2015.

  
\_\_\_\_\_  
JUDGE PRESIDING

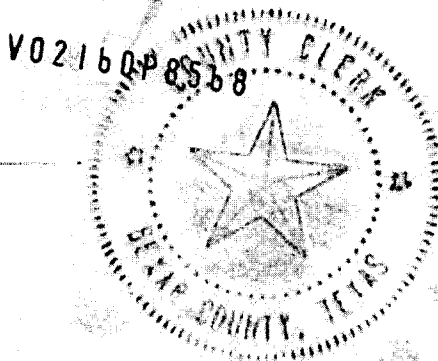
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Dawn M. Laubach

Attorney for Edward J. Zayac  
State Bar No.: 24031271  
1370 Pantheon Way, Suite 110  
San Antonio, Texas 78232  
Telephone: (210) 222-1225  
Facsimile: (210) 853-5943  
E-mail: laubachlaw@hotmail.com

FILED

JUL 20 2015  
GERARD MICHOFF  
CLERK PROBATE COURT NO. 1  
BEXAR COUNTY, TEXAS  
DEPUTY



STATE OF TEXAS COUNTY OF BEXAR  
CERTIFIED COPY CERTIFICATE  
The page to which this certificate is affixed may have been lawfully altered to reflect confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.  
ATTESTED:

SEP - 8 2022



LUCY ADAME-CLARK  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

BY:

  
DEPUTY

No. 2015PC1867

In Probate Court  
Bexar County, Texas  
In Matters Probate

Estate of  
LAUREY GAY ZAYAC,  
AKA LAUREY G. ZAYAC, DECEASED

## Letters Testamentary

The State of Texas, County of Bexar

I, GERARD RICKHOFF, Clerk of the Probate Court of Bexar County, Texas, DO HEREBY CERTIFY, that the Last Will and Testament of the above named deceased has been admitted to Probate and on the 20th day of July A.D., 2015.

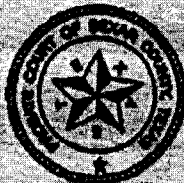
EDWARD J. ZAYAC

qualified according to law as INDEPENDENT EXECUTOR

of the Estate of LAUREY GAY ZAYAC, AKA LAUREY G. ZAYAC, DECEASED

and that said appointment is in full force and effect. Given under my hand and seal of office at San Antonio, Texas, the 25th day of September A.D., 2018

GERARD RICKHOFF, CLERK  
Probate Court No. 1, Bexar County, Texas



By Carolina Sanchez, Deputy  
CAROLYN SANCHEZ