

When recorded mail to (Tax Mailing Address):
Grantee
222 North 550 East
Orem, UT 84097
MTC File No. 283900

WARRANTY DEED

Meriam Nielsen, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS to

Meriam Nielsen, as Trustee of the Meriam Nielsen Revocable Trust, Dated February 26, 2020

as GRANTEE, the following real property located in Utah County, State of Utah, described as:

Lot 5, Block 4, Lugar Buena Park Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder.

Also the North 10 feet of Lot 1, Block 4, Lugar Buena Park Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 45-049-0032

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

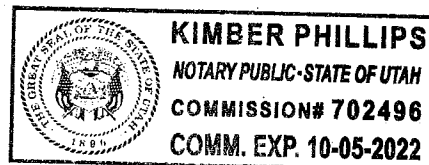
In witness whereof, the grantors have executed this instrument this 16th day of March, 2020.

Meriam Nielsen
Meriam Nielsen

STATE OF UTAH)
COUNTY OF ^{Utah} ~~Salt Lake~~) :SS

The foregoing instrument was acknowledged before me this 16th day of March, 2020 by Meriam Nielsen.

Kimber Phillips
Notary Public



Mail Tax Notice To:
Alan Wade Nielsen, Trustee of the Meriam
Nielsen Revocable Trust, dated February 26, 2020
656 East 660 North
Orem, UT 84097

ENT 24380:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 16 01:08 PM FEE 40.00 BY CS
RECORDED FOR Jeffs and Jeffs, P.C.
ELECTRONICALLY RECORDED

AFFIDAVIT

TERMINATION OF TRUSTEE BY REASON OF DEATH

STATE OF UTAH)
 : ss
COUNTY OF UTAH)

Alan Wade Nielsen, being first duly sworn, deposes and says:

That Meriam Nielsen, was a Trustor and Trustee of the Meriam Nielsen Revocable Trust, dated February 26, 2020 (hereinafter the "Trust"); and

That Meriam Nielsen died on December 3, 2023, as evidenced by the Certificate of Death attached hereto; and

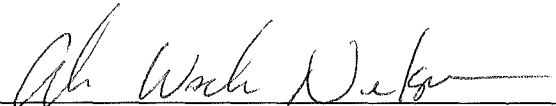
That Meriam Nielsen's interest as a Trustee in the following described real property located in Orem, Utah County, Utah, has terminated by reason of decedent's death.

All of Lot 5, and North 10 feet of Lot 1, Block 4, LUGAR BUENA PARK SUBDIVISION, Orem, Utah, according to the official plat thereof on file and of record in the office of the Recorder, Utah County, Utah.

Tax Serial Number 45:049:0032
Tie Entry: 35746-2020


And that Alan Wade Nielsen hereby accepts appointment to and agrees to perform the duties of Trustee of the Trust. The undersigned hereby submits personally to the jurisdiction of the Courts of the State of Utah in any proceeding relating to the Trust of the trust estate that may be instituted by any interested person, as defined by the Utah Uniform Probate Code.


DATED AND SIGNED this 1 day of ^{March}~~February~~, 2024.



Alan Wade Nielsen

On the 1 day of ^{March}~~February~~, 2024, personally appeared before me Alan Wade Nielsen, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

 BRYNNE BONA-MINER
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 1, 2025
COMMISSION NUMBER 720762



Notary Public

CERTIFICATE OF DEATH

State File Number: 2023020126

Meriam Nielsen

ENT 24380:2024 PG 2 of 2

DECEDENT INFORMATION

Date of Death:	December 3, 2023	Time of Death:	00:40
City of Death:	Orem	County of Death:	Utah
Age:	76	Date of Birth:	April 29, 1947
Place of Birth:	Logan, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:	Alan Ray Nielsen	Usual Occupation:	Homemaker
Industry/Business:	Own Home	Education:	High School or GED
Residence:	Orem, Utah	Father's Name:	Scott Elmer Jackson
Mother's Name:	Ludean Burris Jackson	Facility Type:	Home
Facility or Address:	222 N 550 E St.		

INFORMANT INFORMATION

Name:	Wade Nielsen	Relationship:	Son
Mailing Address:	656 E 660 N, Orem, Utah 84097		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Orem City Cemetery, Orem, Utah
Date of Disposition:	December 9, 2023

FUNERAL HOME INFORMATION

Funeral Home:	Nelson Family Mortuary
Address:	4780 North University Avenue, Provo, Utah 84604
Funeral Director:	Lance Nelson

MEDICAL CERTIFICATION

Certifying Physician: Nick Thomson MD, Revere Health, 1152 East 200 North, American Fork, Utah 84003

CAUSE OF DEATH

Liver Failure Due To Non-alcoholic Steatohepatitis-related Cirrhosis
Tobacco Use: Non-user
Medical Examiner Contacted: Unknown Autopsy Performed: No Manner of Death: Natural

Date Registered: December 5, 2023

Date Issued: December 5, 2023

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext.
This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.

Linda S. Winger

Linda S. Winger, MSW, LCSW
State Registrar

Rev. 12/20



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Eric S. Edwards

Eric S. Edwards, MPA, MCHES
Executive Director
Utah County Health Department

