

Recorded at Request of _____

ENT 2375 BK 2660 PG 578
NINA B REID UTAH CG RECORDER BY ME
1990 JAN 24 3:47 PM FEE 7.00
RECORDED FOR VALLEY TITLE COMPANY

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to _____ Address _____

WARRANTY DEED

JAMES D. KAUTZKY and CATHERINE ANN KAUTZKY
of _____, ~~Grantors~~ Washington, State of ~~Utah~~, hereby
CONVEY and WARRANT to _____ grantor

JAMES D. KAUTZKY and CATHERINE ANN KAUTZKY, husband and wife, as joint tenants as to
a one-half interest and
JOHN S. KAUTZKY, a married man dealing in his separate property, as to a one-half
interest

of 2140 Hudson - Richland, Washington 99352 grantee
TEN AND NO/100*****DOLLARS,
and other good and valuable consideration for the sum of
the following described tract of land in Utah County,
State of Utah:

The West 1/2 of the Southeast 1/4 of Section 23, Township 7 South, Range 2 West,
Salt Lake Base and Meridian.

WITNESS, the hand of said grantor, this 18th day of
January, A. D. 1990

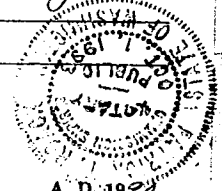
Signed in the Presence of

James D. Kautzky
Catherine A. Kautzky

STATE OF ~~Utah~~, WASHINGTON, }
County of *Benton* } ss.

On the 18 day of *January*
personally appeared before me

JAMES D. KAUTZKY and CATHERINE ANN KAUTZKY
the signers of the within instrument, who duly acknowledged to me that they executed the
same.



Robert J. Roach
Notary Public.
for the State of Utah

My commission expires *Oct 1, 1993* Residing in *Vassal*

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
James D. Kautzky
2519 Harris Ave
Richland, WA 99354-1637

ENT 128497:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Dec 30 01:01 PM FEE 40.00 BY MC
RECORDED FOR First American - American Fork
ELECTRONICALLY RECORDED

File No. 321-6255829 (JO)

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, Made by **Jennifer A. Kautzky, Personal Representative of the Estate of John S. Kautzky** deceased, as Grantor, to **James D. Kautzky**, as Grantee(s), whose address is **2519 Harris Ave, Richland, WA 99354-1637**.

WHEREAS, Grantor(s) is the qualified Personal Representative of the said estate of said deceased as filed under Probate Number **223401189** in **Utah** County, **Utah**:

THEREFORE, For a valuable consideration received, Grantor(s) sells and conveys to Grantee(s) the following described real property in **Utah** County, **UT**:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

Tax ID Number: **59-131-0008**

With all appurtenances.

Executed this 12/29/22


Jennifer A. Kautzky
Personal Representative of the Estate of John S. Kautzky

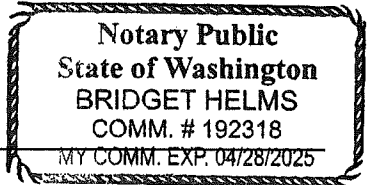
STATE OF Washington)
County of King) ss.

On December 29, 2022, before me, the undersigned Notary Public, personally appeared **Jennifer A. Kautzky, Personal Representative of the Estate of John S. Kautzky**, personally known to me (or 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 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.

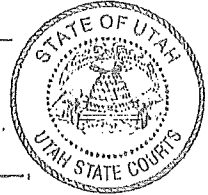
WITNESS my hand and official seal.

My Commission Expires: April 28, 2025


Notary Public



STATE OF UTAH
COUNTY OF Utah
I 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 22nd day of December,
20 22.



DISTRICT/JUVENILE COURT
Michelle Johnson CLERK

John R. Madsen (A4371)
RAY QUINNEY & NEBEKER P.C.
Attorneys for Administrator
36 South State Street, Suite 1400
P. O. Box 45385
Salt Lake City, Utah 84145-0385
Telephone: (801) 532-1500

IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY

STATE OF UTAH

<p>IN THE MATTER OF THE ESTATE OF JOHN STEPHEN KAUTZKY Deceased.</p>	<p>PROOF OF AUTHORITY OF DOMICILIARY FOREIGN PERSONAL REPRESENTATIVE (ADMINISTRATOR) Probate No. <u>223401189</u></p>
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The undersigned, as domiciliary foreign personal representative (administrator) of the estate of the above-named decedent, states and represents that:

1. The Decedent, John Stephen Kautzky, died intestate on September 12, 2021, a resident of King County, State of Washington.
2. The Decedent owned property in Utah County, Utah.
3. On December 28, 2021, Jennifer A. Kautzky was appointed to act as Administrator of the estate of the Decedent in King County, State of Washington, to act without bond. Authenticated copies of the appointment, including the Order and the Letters of Administration, are attached hereto.

4. There is no administration of the Decedent's estate, or application or petition for such administration, pending in the State of Utah.

5. This proof of authority is filed pursuant to the Utah Uniform Probate Code to enable the undersigned to exercise the powers of a local personal representative in the State of Utah and to maintain actions and proceedings in the State of Utah, subject to any conditions imposed upon nonresident parties generally.

DATED: 11/17/2022

/s/ Jennifer A. Kautzky
Jennifer A. Kautzky

RAY QUINNEY & NEBEKER P.C.

DATED: 11/28/2022

/s/ John R. Madsen
John R. Madsen
Attorneys for Administrator
36 South State Street, Suite 1400
Salt Lake City, Utah 84145-0385

VERIFICATION

STATE OF WASHINGTON)
 : ss.
COUNTY OF KING)

The undersigned, being sworn, says that the facts set forth in the foregoing Proof of Authority are true, accurate and complete to the best of the undersigned's knowledge and belief.

/s/ Jennifer A. Kautzky
Jennifer A. Kautzky

SUBSCRIBED AND SWORN to before me this 17th day of November, 2022.

/s/ Bridget Helms
NOTARY PUBLIC
Residing at: 600 N. 85th St. #412
Seattle WA 98103

My Commission Expires:
April 28, 2025

1620996