

WSU-10618

803

ser no
E505-A-14

WARRANTY DEED

ARLO EUGENE MOULTON and CHARLOTTE ANN MOULTON, husband and wife

Grantors , of Orem, Utah

hereby CONVEY AND WARRANT to JAMES T. DUKE and RUTH S. DUKE, his wife, as joint tenants with full rights of survivorship, and not as tenants in common . Grantees of

Orem, Utah

FOR THE SUM OF

(\$ 10.00-----) TEN AND NO/100----- dollars,
and other good and valuable consideration,
the following described tract of land in Utah County, State of Utah, to-wit:

Plt Lot 17
Lot 16
2348-69 All of Lot 16 and the South 4.57 feet of Lot 17,
Plat "A", CORDELL SUBDIVISION, Orem, Utah, according
to the official plat thereof on file in the office
of the Recorder, Utah County, Utah.

* * * * *

WITNESS THE HANDS of said Grantor's this

13th day of January, A.D.

19 71.

Signed in the presence of:

STATE OF UTAH

County of Utah

On 13th January, A.D., 19 71
personally appeared before me, a Notary Public
in and for said County and State.

Arlo Eugene Moulton and Charlotte Ann
Moulton, husband and wife

the signers of the above instrument, who duly acknowledged to me that they executed the same.

Notary Public
(Seal) Residing at Ephraim, Utah
My Commission
Expires: 20 May 72

(Space Below For Recorder's Use Only)

RECORDED AT THE REQUEST OF
"FESTIVAL" RECORDS

BOOK — PAGE —
1971 JUN 21 PM 3:55

803

Mail Tax Notice to:
Ruth S. Duke
475 South 450 East
Orem, UT 84097-6423

ENT 72422 : 2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Jun 21 10:51 AM FEE 40.00 BY KR
RECORDED FOR Jeffs and Jeffs, P.C.
ELECTRONICALLY RECORDED

AFFIDAVIT OF TERMINATION

State of Utah)
)ss:
County of Utah)

I, Ruth S. Duke, being of legal age and being first duly sworn, depose and state as follows:
James Duke, the decedent in the attached certificate of death is the same person as James T. Duke named as a party in the Warranty Deed dated January 13, 1971, which was recorded January 21, 1971, as Entry No. 803, Book No. 1207 at Page 514, in the records of the Utah County Recorder.

This affidavit is given to terminate the decedent's interest in the following described property located in Utah County, State of Utah:

All of Lot 16 and the South 4.57 feet of Lot 17, Plat "A", CORDELL SUBDIVISION, Orem, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

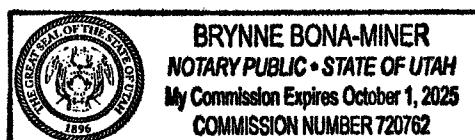
Tax ID # 36:108:0004

Ruth S. Duke
Dated this 21 day of June, 2022.

Ruth S. Duke

Ruth S. Duke

Subscribed and sworn to before me on this 20 day of June, 2022, by Ruth S. Duke.



Brynne Bona-Miner
Notary Public

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

ENT72422:2022 PG 2 of 2

CERTIFICATE OF DEATH

State File Number: 2022009850

James Duke

DECEDENT INFORMATION

Date of Death: June 2, 2022
City of Death: Orem
Age: 88
Place of Birth: Salt Lake City, Utah
Armed Services: No
Spouse's Name: Ruth Stella Sidwell
Industry/Business: Education
Residence: Orem, Utah
Mother's Name: Beatrice Taylor
Facility or Address: 475 South 450 East

Time of Death: 10:15
County of Death: Utah
Date of Birth: October 8, 1933
Sex: Male
Marital Status: Married
Usual Occupation: Professor
Education: Doctorate Degree
Father's Name: Otto Duke
Facility Type: Home

INFORMANT INFORMATION

Name: Ruth Stella Duke
Mailing Address: 475 South 450 East, Orem, Utah 84097
Relationship: Spouse

DISPOSITION INFORMATION

Method of Disposition: Burial
Place of Disposition: Wasatch Lawn Memorial Park, Millcreek, Utah
Date of Disposition: June 11, 2022

FUNERAL HOME INFORMATION

Funeral Home: Walker Sanderson Funeral Home-Orem
Address: 646 East 800 North, Orem, Utah 84097
Funeral Director: Tiffany Tenney

MEDICAL CERTIFICATION

Certifying Physician: Gary M Garner MD, 1111 Brickyard Suite 107, Salt Lake City, Utah 84106

CAUSE OF DEATH

Aspiration Pneumonia [Onset: 2 Weeks]

Due to (or as a consequence of): Chronic Lymphocytic Pneumonia [Onset: 3 Years]

Due to (or as a consequence of): Diabetes II, Asthma, Chronic Recurrent Urinary Tract Infection

Tobacco Use: Non-user

Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: June 7, 2022

Date Issued: June 7, 2022

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.

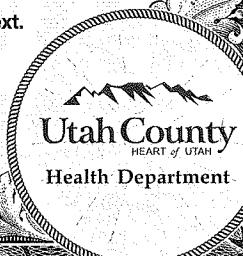


Linda S. Wininger, MSW, LCSW
State Registrar
Rev. 12/20



* 0 6 7 1 8 7 7 5 1 *

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

The Order of the Court is stated below:

Dated: November 18, 2024 /s/ RACHELLE JOHNSON
10:56:43 AM District Court Clerk



DAVID D. JEFFS, #1654
JEFFS & JEFFS, P.C.
Attorney for Petitioner
90 North 100 East, P.O. Box 888
Provo, Utah 84603
Phones (801) 373-8848
Facsimile (801) 373-8878
E-Mail: ddjeffs@jeffslawoffice.com

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

IN THE MATTER OF THE ESTATE OF: RUTH S. DUKE, also known as RUTH STELLA SIDWELL DUKE Deceased.	LETTERS TESTAMENTARY Probate No. 243401032 Judge: Anthony Howell
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Steven Taylor Duke was duly appointed and qualified as the Personal Representative of the estate of the above named decedent by the Court with all authority pertaining thereto.

Administration of the estate is unsupervised.

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

EFFECTIVE WHEN EXECUTED BY THE COURT DIGITALLY ABOVE.