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IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF UTAH
IN AND FOR THE COUNTY OF SALT LAKE
PROBATE DIVISION

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In the Matter of the Estate) #454.
 *
) PETITION FOR CONFIRMATION OF
 * SALE OF REAL PROPERTY.
JAMES RAWLINS, Deceased,)

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Comes your petitioner and respectfully represents:

1. That your petitioner is a resident of Salt Lake County, Utah, and the owner and in possession of the following described real property situate in Salt Lake County, Utah:

Commencing 285.1 feet South of the Northwest corner of Lot 16, Block 1, Ten Acre Plat "A", Big Field Survey, and running thence East 843.7 feet; thence South 14 deg. 15' East 105.23 feet; thence West 53 rods; thence North 101.5 feet, to the point of beginning.

2. That heretofore, on or about November 2, 1875, this court entered its order in the above entitled estate, authorizing and directing the executors of said estate to sell the real property belonging to said estate, consisting of a homestead of about 35 acres of land, the same to be sold either at public or private sale, and to make proper conveyance to the purchaser or purchasers thereof; that pursuant to said order the executors of said estate did sell said property to James Alma Cunningham on or about January 3, 1876, and on said date did execute and convey said property to said purchaser by deed bearing said date and recorded August 7, 1876, in Book K of Deeds, page 875, of the records of Salt Lake County, Utah; that the property conveyed by said deed is described as follows:

Lots 1, 2 and 3 and part of Lot 16, Block 1, Ten Acre Plot Big Field Survey. Also a piece of land lying on the east of said Lot 1 and

16, between the east boundary thereof and the center line of a County Road bearing north-west and more particularly described as follows: Beginning at a point in the center of a 4 rod street, east and west South 15.2 rods, more or less, from the center of Section 4, Township 2 South, Range 1 East, Salt Lake Meridian, thence along the center of said street west 80 rods to center of a 4 rod street, north and south; thence along said street north 71.6 rods to opposite north-west corner of said Lot 3; thence east on north boundary of said lot 3.48 rods to north-east corner of said Lot 3; thence south 17.4 rods; thence east 29 rods; thence south 7 rods; thence east 24 rods; more or less to center of County Road bearing southeast; thence on center of said road south 14 1/2 deg. east 326 rods; thence onward on center of said County Road 17 1/2 deg. east 16 rods more or less, to center of a 4 rod street east and west; thence on center of said street west 33.8 rods, more or less to beginning, containing 40.17 acres, more or less.

3. That said property was the property referred to and covered by said order of sale above described; that the property described herein as belonging to your petitioner is a part of said property sold by said executors.

4. That on or about January 23, 1877, the executors of said estate filed their report of said sale, setting forth that said property had been sold for the sum of \$1800.00; that your petitioner is informed and believes said sale was legally made and fairly conducted, and that a greater sum could not have been obtained for said property; that the amount received was not disproportionate to the value of said property; that the property had been appraised within one year of said sale and the purchase price received represented ninety percent of the appraised value thereof; that in all respects said sale did conform to the order of the court.

5. That no order of this court has ever been entered confirming said sale, or if such an order was made the record thereof has been lost or destroyed.

6. That the validity and market ability of the title of the property of your petitioner herein described is dependent upon a confirmation of the sale described herein.