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Attorneys for the United Effort Plan Trust

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY
STATE OF UTAH

IN THE MATTER OF
THE UNITED EFFORT PLAN TRUST,

(Dated November 9, 1942, Amended April 10, 1946, and Amended and Restated on November 3, 1998); and its, TRUSTEES, including known trustees TRUMAN BARLOW, WARREN JEFFS, LEROY JEFFS, WINSTON BLACKMORE, JAMES ZITTING and WILLIAM E. JESSOP a/k/a WILLIAM E. TIMPSON and DOE TRUSTEES I THROUGH IX.

**NOTICE OF INTENT TO DISTRIBUTE
PROPERTY (SEVENTH ROUND)**

Civil No. 053900848

Judge: Richard D. McKelvie

Pursuant to the Court's Order: (1) Transferring Additional Duties and Authority to the Board; and (2) Reducing Court Oversight dated February 26, 2016 (the "Order"), the United Effort Plan Trust (the "Trust") provides notice that the Trust's Board of Trustees (the "Board") anticipates distributing Trust property as specified below:

I. EXPLANATION OF DISTRIBUTIONS

The Board has reviewed the Petitions for Benefits filed by certain petitioning members of the Trust's beneficiary class identified in Part II, below (the "Petitioners"), and has personally met with such Petitioners. Based thereon, the Board has determined that the Trust will transfer to the

below-identified Petitioners certain properties, including improvements, as more particularly identified below. The decisions of the Board have been based upon the Board members' life experiences, good judgment, and common sense, and pursuant to consideration of the factors listed in section 6.4 of the Reformed Declaration of Trust.

The proposed distribution to each Petitioner is conditioned upon the Petitioner's payment to the Trust a specified sum (the "Distribution Price"), which sum has been determined by the Board taking into consideration the factors of the Reformed Declaration of Trust, the value of the land, the value of the improvements, and the amount of unpaid occupancy fees associated with the property, as set forth below. In addition, the Petitioner receiving any distribution hereunder shall pay any and all additional costs for closing on the transaction and title insurance premiums. The Petitioners' payments to be received by the Trust may include cash payments at closing and/or payments over time with the Trust acting as seller and financier.

II. PROPERTY TO BE DISTRIBUTED

1. The Board proposes to distribute to Guy Timpson property which consists of approximately 1.84 acres located at 260 East Uzona, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 8, LOT 8, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$419,300.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$12,022.56 |
| Improvements: | \$61,395.00 |
| <u>Unpaid Occupancy Fees:</u> | \$3,900.00 |

Total: \$77,317.56

2. The Board proposes to distribute to Leroy Timpson property which consists of approximately 0.855 acres located at 780 North Juniper and 760 North Juniper, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOTS 14 and 21, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence and trailer.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$132,140.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$11,173.14 |
| Improvements: | \$0.00 |
| <u>Unpaid Occupancy Fees:</u> | \$8,100.00 |

Total: \$19,273.14

3. The Board proposes to distribute to Wendell Neilson property which consists of approximately 2.03 acres located at 875 North Maple, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 4, LOT 24, ACCORDING TO THE

OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$804,600.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$13,264.02 |
| Improvements: | \$0.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$13,264.02

4. The Board proposes to distribute to James Holm property which consists of approximately 0.78 acres located at 60 West Utah Ave, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 7, LOT 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|-------------|
| Appraisal: | None |
| County Assessed Value: | \$88,300.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$5,096.52 |
| Improvements: | \$54,810.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$59,906.52

5. The Board proposes to distribute to Craig Bateman property which consists of approximately 0.905 acres located at 985 West Field Ave, Hildale, Washington County, State of

Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 38, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$162,300.00 |

(b) Distribution Price

| | |
|-------------------------------|--------------|
| Land: | \$5,913.27 |
| Improvements: | \$137,070.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: **\$142,983.27**

6. The Board proposes to distribute to James Jessop property which consists of approximately 1.12 acres located at 640 North Central, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 7, LOT 12, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$116,300.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$7,318.08 |
| Improvements: | \$84,440.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: **\$91,758.08**

7. The Board proposes to distribute to Cynthia Knudsen property which consists of approximately 0.854 acres located at 725 North Oak St, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 18, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|-------------|
| Appraisal: | None |
| County Assessed Value: | \$64,200.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$5,580.04 |
| Improvements: | \$43,360.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$48,940.04

8. The Board proposes to distribute to Gina Rohbock property which consists of approximately 0.85 acres located at 580 West Field, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 1, LOT 14, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$120,400.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$5,553.90 |
| Improvements: | \$77,280.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$82,833.90

9. The Board proposes to distribute to Danielle Hammon property which consists of approximately 0.9 acres located at 645 North Homestead, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 1, LOT 34, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a demolished trailer.

(a) Valuation

| | |
|------------------------|-------------|
| Appraisal: | None |
| County Assessed Value: | \$56,900.00 |

(b) Distribution Price

| | |
|-------------------------------|------------|
| Land: | \$5,880.60 |
| Improvements: | \$0.00 |
| <u>Unpaid Occupancy Fees:</u> | \$1,300.00 |

Total: \$7,180.60

10. The Board proposes to distribute to Carla Holm and Leslie Jeffs property which consists of approximately 0.906 acres located at 685 North Juniper, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 31, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|-------------|
| Appraisal: | None |
| County Assessed Value: | \$97,800.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$5,919.80 |
| Improvements: | \$52,680.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$58,599.80

11. The Board proposes to distribute to Todd Dutson property which consists of approximately 0.86 acres located at 720 North Elm, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 11, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|---------------|
| Appraisal: | None |
| County Assessed Value: | \$ 110,400.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$5,619.24 |
| Improvements: | \$90,360.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$95,979.24

12. The Board proposes to distribute to Ray Chatwin property which consists of approximately 0.906 acres located at 640 North Juniper, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 28, ACCORDING TO

THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$138,100.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$5,919.80 |
| Improvements: | \$76,860.00 |
| <u>Unpaid Occupancy Fees:</u> | \$5,000.00 |

Total: \$87,779.80

13. The Board proposes to distribute to Mike Cooke property which consists of approximately 0.906 acres located at 880 West Uzona, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 2, LOT 35, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|-------------|
| Appraisal: | None |
| County Assessed Value: | \$52,000.00 |

(b) Distribution Price

| | |
|-------------------------------|------------|
| Land: | \$5,919.80 |
| Improvements: | \$0.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$5,919.80

14. The Board proposes to distribute to Brigham Barlow property which consists of approximately 0.93 acres located at 640 North Homestead, Hildale, Washington County, State of

Utah, and legally described as SHORT CREEK SUBDIVISION 1, LOT 30, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|-------------|
| Appraisal: | None |
| County Assessed Value: | \$62,200.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$6,076.62 |
| Improvements: | \$46,980.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$53,056.62

15. The Board proposes to distribute to Alex Jessop property which consists of approximately 0.85 acres located at 745 North Homestead, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 1, LOT 12, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$111,700.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$5,553.90 |
| Improvements: | \$91,530.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$97,083.90

16. The Board proposes to distribute to Ramona Barlow property which consists of approximately 1.01 acres located at 940 North Redwood, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 4, LOT 14, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$107,500.00 |

(b) Distribution Price

| | |
|-------------------------------|-------------|
| Land: | \$6,599.34 |
| Improvements: | \$43,875.00 |
| <u>Unpaid Occupancy Fees:</u> | \$0.00 |

Total: \$50,474.34

17. The Board proposes to distribute to Louis & Donna Bistline property which consists of approximately 0.91 acres located at 785 North Willow, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 1, LOT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a residence.

(a) Valuation

| | |
|------------------------|--------------|
| Appraisal: | None |
| County Assessed Value: | \$100,700.00 |

(b) Distribution Price

| | |
|-------------------------------|--------------------|
| Land: | \$5,945.94 |
| Improvements: | \$54,420.00 |
| <u>Unpaid Occupancy Fees:</u> | \$7,500.00 |
| Total: | \$67,865.94 |

18. The Board proposes to distribute to Carlie Pipkin property which consists of approximately 0.54 acres located at 365 East Field, Hildale, Washington County, State of Utah, and legally described as SHORT CREEK SUBDIVISION 8, LOT 17, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, which property includes a duplex.

(a) Valuation

| | |
|------------------------|-------------|
| Appraisal: | None |
| County Assessed Value: | \$71,500.00 |

(b) Distribution Price

| | |
|-------------------------------|--------------------|
| Land: | \$3,528.36 |
| Improvements: | \$55,350.00 |
| <u>Unpaid Occupancy Fees:</u> | \$1,500.00 |
| Total: | \$60,378.36 |

III. PROCEDURE

Pursuant to the Order, this notice ("Notice") will be filed with the Court and posted on the UEP website (www.ueptrust.com).

Any interested person or Party who elects to challenge the Board's decision to distribute the Property as described in this Notice, must, within ten calendar days of filing this Notice, file with the Court a written objection to the Notice and a request to submit ("Objection").

Upon filing of an Objection, the Court will make a determination whether the Board's decision as described in the Notice needs further judicial review, and if so, within five calendar days of filing the Objection, the Court will notify the Board. In such case, the Board's decision to distribute the Property will not be consummated until after the Court makes a specific ruling.

However, the filing of an Objection will not stay the Trust from implementing the distribution described in the Notice, unless the Court: (1) affirmatively determines that the Board's decision to distribute needs further judicial review; and (2) so notifies the Board within five calendar days of filing the Objection.

If no Objection is timely filed within ten (10) calendar days after the filing and publicizing of the Notice in accordance with the Order, the Board's decision to distribute becomes operative and may be consummated by the Trust in accordance with the Order.

DATED this 31st day of August, 2016 CALLISTER NEBEKER & McCULLOUGH

 /s/ Zachary T. Shields
Zachary T. Shields
Attorney for the United Effort Plan Trust

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **NOTICE OF INTENT TO DISTRIBUTE PROPERTY (SEVENTH ROUND)** was served via ECF notification on the 31st day of August, 2016, and via email on the following:

Vincent J. Sottosanti (vincent.sottosanti@agaz.gov)

Ronald Rohbock (attaenterprise@gmail.com)

/s/ Zachary T. Shields