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*Attorney for the United Effort Plan Trust*

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**IN THE THIRD JUDICIAL DISTRICT COURT  
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH**

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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 (SEVENTEENTH ROUND)**

Civil No. 053900848

Judge Richard D. McKelvie

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Pursuant to the Court's February 26, 2016 Order: (1) Transferring Additional Duties and Authority to the Board; and (2) Reducing Court Oversight ("Order"), the United Effort Plan Trust ("Trust") provides notice that the Trust's Board of Trustees ("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 ("Petitioners") and has personally met with those Petitioners. Based thereon, the Board has determined that the Trust will transfer to the

Petitioners identified below certain properties, including improvements, as more particularly set forth below. The decisions of the Board have been based upon the Board members' life experiences, good judgment, common sense, and in 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 of a specified sum ("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 the transaction and title insurance premiums.

## **II. PROPERTY TO BE DISTRIBUTED**

1. The Board proposes to distribute to Joseph C. Young property which consists of approximately 0.92 acres located at 380 E Utah Avenue, Hildale, Washington County, Utah, and legally described as SHORT CREEK SUBDIVISION 9 AMENDED AND EXTENDED, 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:	\$161,300.00

b. Distribution Price

Land:	\$6,011.28
Improvements:	\$90,780.00

<u>Unpaid Occupancy Fees:</u>	\$0.00
<b>Total:</b>	<b>\$96,791.28</b>

2. The Board proposes to distribute to Jonathan L. Fischer property which consists of approximately 1.04 acres located at 245 W Black Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 10008 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$59,116.00

b. Distribution Price

Land:	\$6,795.36
Improvements:	\$43,024.80
<u>Unpaid Occupancy Fees:</u>	\$0.00
<b>Total:</b>	<b>\$49,820.16</b>

3. The Board proposes to distribute to Daniel Broadbent property which consists of approximately 0.97 acres located at 180 W Black Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 9605, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$106,189.00

b. Distribution Price

Land:	\$6,337.98
Improvements:	\$70,841.40
<u>Unpaid Occupancy Fees:</u>	\$200.00
<b>Total:</b>	<b>\$77,379.38</b>

4. The Board proposes to distribute to Jerry Colvin Black property which consists of approximately 1.03 acres located at 185 W Garden, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 8006, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$38,936.00

b. Distribution Price

Land:	\$6,730.02
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$10,900.00
<b>Total:</b>	<b>\$17,630.02</b>

5. The Board proposes to distribute to Dan Wayman property which consists of approximately 0.94 acres located at 85 W Apple Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 10706, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$139,182.00

b. Distribution Price

Land:	\$6,141.96
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$100.00
<b>Total:</b>	<b>\$6,241.96</b>

6. The Board proposes to distribute to LaNae Jeffs property which consists of approximately 0.58 acres located at 25 N Homestead Street, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 4804, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$69,745.00

b. Distribution Price

Land:	\$3,789.72
Improvements:	\$44,774.80
<u>Unpaid Occupancy Fees:</u>	\$0.00
<b>Total:</b>	<b>\$48,564.52</b>

7. The Board proposes to distribute to George S. Jessop and Miriam Jessop property which consists of approximately 1.23 acres located at 525 W Johnson Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 6701, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$102,548.00

b. Distribution Price

Land:	\$8,036.82
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$5,700.00
<b>Total:</b>	<b>\$13,736.82</b>

8. The Board proposes to distribute to Guy B. Timpson and Kathleen Johnson<sup>1</sup> property which consists of approximately 1.84 acres located at 260 E Uzona Avenue, Hildale, Washington County, 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:	\$340,810.00

b. Distribution Price

Land:	\$12,022.56
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$0.00
<b>Total:</b>	<b>\$12,022.56</b>

9. The Board proposes to distribute to James Dockstader property which consists of approximately 0.55 acres located at 145 W Johnson Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 7105, ACCORDING

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<sup>1</sup> Mr. Timpson and Ms. Johnson have chosen to combine their respective distributions in order to receive a full distribution of this property.

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

a. Valuation

Appraisal:	None
County Assessed Value:	\$120,803.00

b. Distribution Price

Land:	\$3,593.70
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$5,300.00
<b>Total:</b>	<b>\$8,893.70</b>

10. The Board proposes to distribute to Joseph B. Timpson Jr. property which consists of approximately 1.01 acres located at 355 N Homestead Street, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 1702, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$86,404.00

b. Distribution Price

Land:	\$6,599.34
Improvements:	\$47,387.40
<u>Unpaid Occupancy Fees:</u>	\$9,200.00
<b>Total:</b>	<b>\$63,186.74</b>

11. The Board proposes to distribute to Paul Barlow property which consists of approximately 1.12 acres located at 520 E Johnson Avenue, Colorado City, Mohave County,

Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 11904, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$99,956.00

b. Distribution Price

Land:	\$7,318.08
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$10,545.00
<b>Total:</b>	<b>\$17,863.08</b>

12. The Board proposes to distribute to Joseph L. Jessop III property which consists of approximately 0.74 acres located at 160 S Central Street, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 6107, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$69,155.00

b. Distribution Price

Land:	\$4,835.16
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$400.00
<b>Total:</b>	<b>\$5,235.16</b>



13. The Board proposes to distribute to Andrew Cook property which consists of approximately 0.76 acres located at 50 E Garden Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 7304, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$74,057.00

b. Distribution Price

Land:	\$4,965.84
Improvements:	\$41,641.80
<u>Unpaid Occupancy Fees:</u>	\$100.00
<b>Total:</b>	<b>\$46,707.64</b>

14. The Board proposes to distribute to Kelly Jessop property which consists of approximately 2.28 acres located at 225 S Pinion Street, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$55,895.00

b. Distribution Price

Land:	\$14,897.52
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$1,000.00

**Total: \$15,897.52**

15. The Board proposes to distribute to Sarah Dutson Musser property which consists of approximately 0.74 acres located at 35 E Johnson Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 7308, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$65,968.00

b. Distribution Price

Land:	\$4,835.16
Improvements:	\$27,660.15
<u>Unpaid Occupancy Fees:</u>	\$900.00

**Total: \$33,395.31**

16. The Board proposes to distribute to Sarah Bradshaw Barlow property which consists of approximately 0.7 acres located at 365 N Richard Street, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 1802, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$173,956.00

b. Distribution Price

Land:	\$4,573.80
Improvements:	\$76,057.20
<u>Unpaid Occupancy Fees:</u>	\$1,500.00
<b>Total:</b>	<b>\$82,131.00</b>

17. The Board proposes to distribute to Nephi R. Barlow property which consists of approximately 1.03 acres located at 455 N Lauritzen Street, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 505, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$243,904.00

b. Distribution Price

Land:	\$6,730.02
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$4,400.00
<b>Total:</b>	<b>\$11,130.02</b>

18. The Board proposes to distribute to Ezra L. Nielsen property which consists of approximately 0.95 acres located at 140 E Academy Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 224, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$78,218.00

b. Distribution Price

Land:	\$6,207.30
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$11,900.00
<b>Total:</b>	<b>\$18,107.30</b>

19. The Board proposes to distribute to Lorraine Timpson property which consists of approximately 1.27 acres located at 560 W Harker Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 1704, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$70,647.00

b. Distribution Price

Land:	\$8,298.18
Improvements:	\$9,192.45
<u>Unpaid Occupancy Fees:</u>	\$100.00
<b>Total:</b>	<b>\$17,590.63</b>

20. The Board proposes to distribute to Joe Timpson property which consists of approximately 0.95 acres located at 85 W Garden Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 7906, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$179,976.00

b. Distribution Price

Land:	\$6,207.30
Improvements:	\$26,265.90
<u>Unpaid Occupancy Fees:</u>	\$4,000.00

**Total: \$36,473.20**

21. The Board proposes to distribute to William Harker property which consists of approximately 0.95 acres located at 265 W Warren Avenue, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION, LOT 9707, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER’S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$40,698.00

b. Distribution Price

Land:	\$6,207.30
Improvements:	\$0.00
<u>Unpaid Occupancy Fees:</u>	\$7,994.33

**Total: \$14,201.63**

22. The Board proposes to distribute to Lee Barlow and Mindy Barlow property which consists of approximately 1.03 acres located at 485 E Newel Avenue, Hildale, Washington County, Utah and legally described as SHORT CREEK SUBDIVISION 9 AMENDED AND EXTENDED, 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:	\$23,000.00 <sup>2</sup>

b. Distribution Price

Land:	\$6,730.02
Improvements:	\$11,700.00
<u>Unpaid Occupancy Fees:</u>	\$0.00

**Total: \$18,430.02**

23. The Board proposes to distribute to Ianthus Barlow<sup>3</sup> property which consists of approximately 1.0 acres located at 525 N Lauritzen Street, Colorado City, Mohave County, Arizona, and legally described as SHORT CREEK SUBDIVISION LOT 503, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MOHAVE COUNTY RECORDER'S OFFICE, which property includes a residence.

a. Valuation

Appraisal:	None
County Assessed Value:	\$129,199.00

b. Distribution Price

Land:	\$6,534.00
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<sup>2</sup> The 2018 tax value of the property is listed as \$73,300.00. However, a structure on the property valued by Washington County at \$47,100 was recently lost and the Board proposes to distribute the property based on the anticipated new tax value of \$23,000.00.

<sup>3</sup> Mr. Barlow was approved by the court previously for a distribution of property at 525 N Lauritzen Street. He is included in this notice to correct the lot number for that address to Lot 503 (previously submitted as Lot 502).

Improvements:	\$116,279.10
<u>Unpaid Occupancy Fees:</u>	\$100.00
<b>Total:</b>	<b>\$122,913.10</b>

### III. PROCEDURE

Pursuant to the Order, this notice (“Notice”) will be filed with the Court and posted on the Trust website (www.ueptrust.com). Any interested person or party who elects to challenge the Board’s decision to distribute any of the property described in this Notice must, within ten (10) 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, will notify the Board within five (5) calendar days of the filing of the Objection. In such case, the Board’s decision will not be authorized until the Court makes a specific ruling.

However, the filing of an Objection will not stay the Trust from implementing the distribution described in this Notice, unless the Court affirmatively determines that the Board’s decision needs further judicial review and so notifies the Board within five (5) calendar days of the filing of the Objection.

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

DATED this 13<sup>th</sup> day of February, 2019.

JDIXON LAW, P.C.

/s/ Jason N. Dixon  
Jason N. Dixon  
*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 (SEVENTEENTH ROUND)** was served this 13<sup>th</sup> day of February, 2019 via the Court's Notice of Electronic Filing (NEF) system to the attorneys of record signed up for e-filing and via-email to the following:

Ronald Rohbock (attaenterprise@gmail.com)

/s/ Jason N. Dixon