



\*W3164309\*

MAIL TAX NOTICE TO:  
GRANTEE  
6207 WEST 1900 NORTH  
OGDEN, UT 84404

E# 3164309 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
28-Jun-21 0454 PM FEE \$40.00 DEP PCI  
REC FOR: CAPSTONE TITLE AND ESCROW, INC.  
ELECTRONICALLY RECORDED

CTE NO. 205950TT

## WARRANTY DEED

**THE PETE AND KATTIE NIPKO TRUST AND PETE R. NIPKO AND  
KATTIE SUE NIPKO, TRUSTEES OF THE PETE AND KATTIE NIPKKO  
TRUST, DATED MARCH 16, 2016**

Grantor, of OGDEN , WEBER County, State of UTAH,  
hereby CONVEYS and WARRANTS to

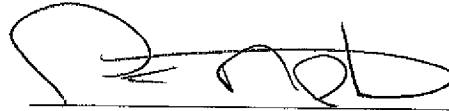
**BAILEY PARKER SMITH and KALLIE JUNE LEONARD, HUSBAND AND  
WIFE**

Grantee, of OGDEN, WEBER County, State of UTAH, for the sum of TEN  
DOLLARS and other good and valuable consideration, the following tract of land in  
WEBER County, State of Utah, to-wit

**All of Lot 2, STEWART'S ACRES, Weber County, Utah,  
according to the official plat thereof.  
Parcel No. 10-099-0002**

Subject to easements, restrictions and rights of way appearing of record and  
enforceable in law and equity and general property taxes for the year 2021 and  
thereafter.

WITNESS the hand of said grantor, this 28th day of June,  
2021



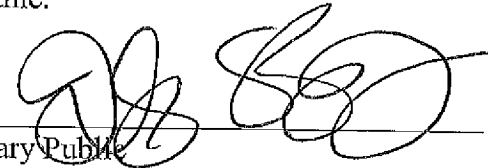
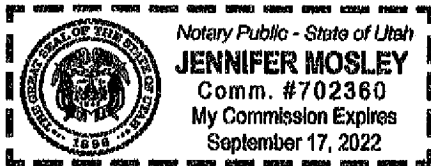
PETE R. NIPKO, TRUSTEE



KATTIE SUE NIPKO, TRUSTEE

STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF DAVIS )

On the 20th day of June, 2021, personally appeared before me  
PETE R. NIPKO and KATTIE SUE NIPKO, TRUSTEES OF THE PETE AND  
KATTIE NIPKO TRUST the signer(s) of the within instrument, who duly  
acknowledged to me that they executed the same.

  
Notary Public

ORDER NUMBER: 205950TT

**EXHIBIT "A" LEGAL**

All of Lot 2, STEWARTS ACRES, Weber County, Utah, according to the official plat thereof.

Tax ID No.: 10-099-0002