



\*W3296555\*

After Recording Return To:  
Mail Tax Notices To:  
Jonah Robison and Bridget Nistler  
1471 22nd Street  
Ogden, UT 84401

E# 3296555 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
31-Aug-23 0145 PM FEE \$40.00 DEP CF  
REC FOR: REAL ADVANTAGE TITLE INSURANCE AGENC  
ELECTRONICALLY RECORDED

File Number: 23-17983-WTR  
Parcel ID: 13-095-0055

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## Warranty Deed

Know All Men By These Presents that I,

**Mandi Thomas**, (henceforth referred to as "Grantor")

of **Ogden, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to

**Jonah Robison and Bridget Nistler, Husband and Wife as joint tenants**, (henceforth referred to as "Grantee")

of **Ogden, UT**, with **WARRANTY COVENANTS**:

Part of Lots 15 and 16, Block 8, NOB HILL ADDITION, Ogden City, Weber County, Utah: Beginning at the Northwest Corner of said Lot 16, running thence South 137.45 feet to the Southwest Corner of said Lot 16; thence East 55.0 feet; thence North 42.0 feet; thence East 13.0 feet; thence North 95.45 feet to the North line of said Lot 15; thence West 68.0 feet to the point of beginning.

Together with the North 1/2 of alley adjoining said property on the South.

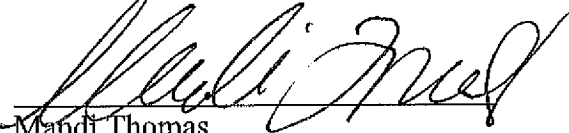
Tax Parcel #: 13-095-0055

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

WARRANTY DEED

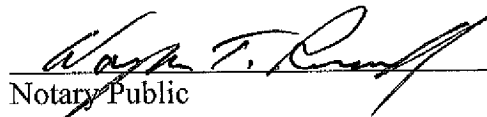
In Witness Whereof, I, the said, **Grantor**, hereunto set by hands and seals this 29<sup>th</sup> day of August, 2023.

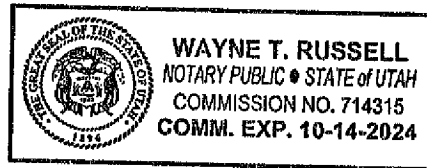
  
Mandi Thomas

STATE OF UTAH  
COUNTY OF WEBER

On this 29<sup>th</sup> day of August, 2023, before me Wayne T. Russell, a notary public, personally appeared Mandi Thomas, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
Notary Public



WARRANTY DEED