

This instrument was prepared by:

Jonah Robison  
536 E 2360 S  
Ogden, UT, 84401



\*W3358555\*

Once recorded, return to:

Jonah Robison  
536 E 2360 S  
Ogden, UT, 84401

This Space for Recorder's Use Only.

## Utah Quitclaim Deed

State of Utah, County of Weber

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

US Dollars (\$ \_\_\_\_\_ ) in hand, paid to

Jonah Robison and Bridget Nistler  
a married couple with an address of  
536 E 2360 S, Ogden, UT, 84401

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to  
1471 E 22nd St, LLC

a Utah Limited Liability Company with an address of  
536 E 2360 S, Ogden, UT, 84401

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following  
described real estate, situated in Weber County, Utah, to wit:

**A complete legal description of the real property being conveyed by this  
instrument is attached hereto on page 4 as EXHIBIT A.**

PCV

Tax Parcel ID Number 13-095-0055

The property identified herein  is -OR-  is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: United Wholesale Mortgage, LLC

Address: PO Box 77404 Ewing, NJ 08628

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Jonah Lee Robison Date: 02/04/2025

Printed Name: Jonah Robison

Grantor Signature: Bridget Miranda Nistler Date: 02/04/2025

Printed Name: Bridget Nistler

## NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

RB  
State of Utah Florida )  
County of Miami-Dade )

On 02/04/2025 before me, Risa Brana,

personally appeared Jonah Lee Robison & Bridget Miranda Nistler who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



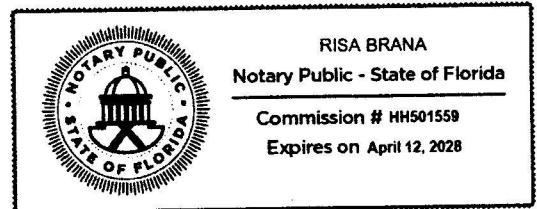
Printed Name

Risa Brana

My Commission Expires

04/12/2028

(Seal)



Notarized remotely online using communication technology via Proof.

## **EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

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 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 Id No: 13-095-0055