



\*W3092031\*

**SEND TAX NOTICE TO:**

**Name:** GRANTEE  
**Address:** 2865 Pingree Avenue  
Ogden, UT 84401

E# 3092031 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
09-Oct-20 1242 PM FEE \$40.00 DEP TH  
REC FOR: TITLE GUARANTEE  
ELECTRONICALLY RECORDED

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## **WARRANTY DEED**

**JCOR Properties, LLC, a Limited Liability Company**

**GRANTOR**

of **SALT LAKE** County and State of **UTAH**, hereby CONVEY(S) AND WARRANTS to:

**Amy E. Huppi and Jonathan J. Huppi, wife and husband as joint tenants**

**GRANTEE**

of **WEBER**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **WEBER** County and State of **UTAH** described as follows:

**Part of Lot 12, Block 10, South Ogden Survey, Weber County, Utah: Beginning 15 rods West and 474 feet South from the Northeast corner of said Lot 12; running thence West 9 rods; thence South 30 feet; thence East 9 rods; thence North 30 feet to the place of beginning.**

**Tax Serial No. 04-042-0026**

also known by street and number of: 2865 Pingree Avenue, Ogden, UT 84401

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

**IN WITNESS WHEREOF**, the hand of said grantor, this 8th day of October, 2020.

**JCOR Properties, LLC, a Limited Liability Company**

By:

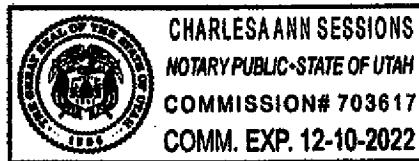
Rick Smith, Member

**STATE OF UTAH  
COUNTY OF SALT LAKE**

On this 8 day of October, 2020, personally appeared Rick Smith, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Member of JCOR Properties, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Notary Public



The Order of the Court is stated below:

Dated: December 26, 2024 /s/ JOSEPH BEAN

09:52:40 AM

District Court Judge



Nathanael J. Mitchell (14727)  
**HOGGAN LEE HUTCHINSON**  
257 East 200 South #1050  
Salt Lake City, UT 84111  
Phone: (801) 521-6383  
Email: [nate@hlh.law](mailto:nate@hlh.law)

STATE OF UTAH  
COUNTY OF WEBER } ss.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE  
ORIGINAL ON FILE IN MY OFFICE.

DATED THIS 26<sup>th</sup> DAY OF December 2024

CLERK OF THE COURT

BY W.M.

DEPUTY

PAGE 1 THROUGH 5



Attorney for Petitioner

SECOND JUDICIAL DISTRICT COURT  
WEBER COUNTY, STATE OF UTAH

In the Matter of the Name and  
Sex/Gender Marker Change of:

JONATHAN J. HUPPI,

Petitioner.

**ORDER GRANTING PETITION FOR  
NAME CHANGE AND SEX  
DESIGNATION CHANGE**

Case No.: 243900632

Judge: Hon. Joseph Bean

This matter came before the Honorable Judge Joseph Bean for consideration of a Petition for Legal Name and Sex/Gender Marker Change in the above-captioned case. Petitioner was present and represented by counsel, Nathanael J. Mitchell.

Having heard the sworn testimony of the Petitioner and reviewed the pleadings and documents in evidence, the Court now makes and enters the following, based upon clear and convincing evidence:

**FINDINGS OF FACT**

1. The Petitioner was a bona fide resident of Ogden City, Weber County, State of Utah for at least one (1) year prior to initiating this action.

2. Petitioner's date of birth is March 25, 1988, and Petitioner is over the age of eighteen (18) years.
3. Petitioner was born in Davis County, State of Utah.
4. Petitioner requests that her name be legally changed from Jonathan James. Huppi to Janessa Huppi.
5. Petitioner requests that her sex/gender marker be changed from male to female.
6. All notices required by law have been given and no objections to the proposed name and sex/gender marker change were made.
7. No objections to the petition were made.
8. Except for this action, Petitioner is not presently involved in any court actions or proceedings.
9. Petitioner is not presently on probation or parole.
10. Petitioner is not a registered sex offender barred from obtaining a legal name and sex/gender marker change under Utah Code §§ 77-41-105 and 26B-8-111(2)(c).
11. Petitioner is not seeking an amendment to her birth certificate to commit a crime, interfere with the rights of others, avoid creditors, influence the sentence, fine or conditions of imprisonment in a criminal case, commit fraud on the public, or for any other fraudulent purpose.
12. Petitioner has transitioned from the sex designation of the biological designation listed on her birth certificate to the sex sought in the Petition.

- 13.** Petitioner has outwardly expressed as the sex sought in the Petition in a consistent and uniform manner for at least two years.
- 14.** Petitioner suffers from clinically significant distress or impairment due to the current sex designation on her birth certificate.
- 15.** The court has considered and found credible evidence of care and treatment related to sex transitioning, as well as evidence that the sex sought in petition is sincerely held and part of the individual's core identity.
- 16.** Petitioner has received clinical care and treatment for gender transitioning and change; she is also receiving treatment under the World Professional Association for Transgender Health (WPATH) Standards of Care by licensed professionals.
- 17.** The sex/gender marker sought in the Petition is a sincerely held part of the Petitioner's core identity.
- 18.** Petitioner has never before requested to change her sex/gender marker and Petitioner has never been denied such a request.
- 19.** Changing the name and sex/gender marker on Petitioner's legal documents will prevent confusion, embarrassment, and potential danger.
- 20.** Changing the Petitioner's name and sex/gender marker will not interfere with the rights of others.

From the foregoing Findings of Fact, the Court now makes and enters the following:

## **CONCLUSIONS OF LAW**

**21.** The Court has jurisdiction over the Petitioner.

**22.** The requirements of Utah Code §§ 42-1-1-through-42-1-3, 26B-8-111, and 77-41-105(8) have been met.

**23.** It appears to the satisfaction of the Court that the allegations in the Petition are true and sufficient and that the Petition should be granted.

**24.** Changing the Petitioner's name and sex/gender marker is proper and is not being done for any illegal, fraudulent, obscene, or otherwise offensive purpose, and does not interfere with the rights of others. No creditor and no other person will be damaged by the change.

From the foregoing Conclusions of Law, the Court now makes and enters the following:

**ORDER**

**25.** The Petition is **GRANTED**.

**26.** Petitioner's name of Jonathan James Huppi is changed to Janessa Huppi.

**27.** Petitioner's sex/gender marker is changed from male to female.

**28.** Upon receipt of this order, Petitioner shall notify any and all creditors, banks, government agencies, and all interested persons of said Order.

**29.** Pursuant to Utah Code § 26B-8-111(6)(a), the Office of Vital Records and Statistics shall issue a new birth certificate showing the name Janessa Huppi and the sex/gender marker as female.

**30.** Nothing on the face of the new birth certificate shall indicate the change of name or sex/gender marker. Additionally, the Office of Vital Records shall issue a new birth certificate that does not indicate which fields were amended.

**---END OF ORDER---**

**DATED AND SIGNED ABOVE BY THE COURT**

**CERTIFICATE OF SERVICE**

There are no parties to the above-captioned case, and no objections have been filed. Accordingly, certificate of service is required.