



W3296133

E# 3296133 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
28-Aug-23 01:51 PM FEE \$40.00 DEP CF
REC FOR: GATEWAY TITLE INSURANCE AGENCY, LLC
ELECTRONICALLY RECORDED

Recorded at the request of:
Gateway Title Insurance Agency, LLC
434 West Ascension Way, Suite 125
Murray, UT 84123

Mail tax notices to:
Nickolas Phelps
339 4th Street
Ogden, UT 84404

Tax ID: 12-068-0007

File No.:2310745

WARRANTY DEED

**NICHOLE JOANN PAGE BELL, SUCCESSOR TRUSTEE OF THE RONALD BURT PAGE
RESTATED LIVING TRUST, dated April 11, 2023 GRANTOR,** of Ogden, County of Weber, State of
Utah, hereby Conveys and Warrants to

Nickolas Phelps, GRANTEE of Ogden County of Weber, State of Utah, for the sum of Ten and
no/100 (\$10.00)-----DOLLARS and other good and
valuable consideration
the following described tract of land in Weber County, State of Utah:

All of Lots 3 and 4, Block 6, ORCHARD GROVE ADDITION, Ogden City, Weber County, Utah.

LESS AND EXCEPTING any and all water rights associated herewith.

LESS AND EXCEPTING any and all water rights associated herewith.
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and
subject to 2023 taxes and thereafter.

WITNESS the hand of said Grantor, this 20 day of August, 2023.

RONALD BURT PAGE RESTATED LIVING TRUST, dated April 11, 2023

Nichole Joann Page Bell, Successor Trustee

By Nichole Joann Page Bell, Successor Trustee

STATE OF UTAH)
)ss.
COUNTY OF Weber)



On the 20 day of August, 2023, personally appeared before me **Nichole Joann Page Bell, Successor Trustee of the RONALD BURT PAGE RESTATED LIVING TRUST, dated April 11, 2023**, of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Kristen Vance
Notary Public
Residing at Salt Lake, Utah

My Commission Expires: Sept 13, 2026