

Warranty Deed Page 1 of 1

Russell Shirts Washington County Recorder
 01/17/2017 02:00:58 PM Fee \$10.00 By
 VANGUARD TITLE INSURANCE AGENCY, LLC -
 ST. GEORGE 1

File No. 08498-KV

WHEN RECORDED MAIL TO:

Kyle and Teri Prax
3301 S. 355W.
Washington UT 84780

WARRANTY DEED

Eric Nimmer,

Grantor,

of St. George, County of Washington, State of UTAH hereby CONVEY and WARRANT to

Kyle N. Prax and Teri R. Prax, husband and wife as joint tenants

Grantee,

of St. George, County of Washington, for the sum of TEN DOLLARS and other good and valuable
 consideration, the following tract of land in **Washington** County, State of UTAH, to-wit

**All of Lot 47, DAYBREAK PARK SUBDIVISION, according to the official plat thereof on file and of
 record in the Office of the Washington County Recorder.**

Tax Serial No.: W-DPS-47

Subject to property taxes for the year 2016 and subsequent years; covenants, conditions, restrictions and
 easements apparent or of record; all applicable zoning laws and ordinances.

WITNESS the hand of said grantor, this 13 day of January, 2017.

Eric Nimmer
 Eric Nimmer

STATE OF UTAH)

:ss

COUNTY OF WASHINGTON)

On the 13 day of January, 2017, personally appeared before me **Eric Nimmer** the signer of the within
 instrument, who duly acknowledged to me that they executed the same.

Morgan Gibbs
 Notary Public

