

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 Terri Prax  
3301 S. 355 W.  
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**

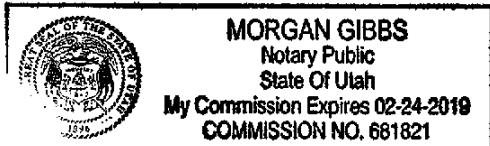
Subject to property taxes for the year 2016 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

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

Eric Nimmer

STATE OF UTAH )  
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. /



Notary Public