

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
10/19/2022 03:43:40 PM Fee \$40.00 By FIRST  
AMERICAN - ST. GEORGE MAIN

Recording Requested by:  
First American Title Insurance Company  
50 East 100 South, Suite 100  
St. George, UT 84770  
(435)673-5491

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Rion Franc and Vincent Webb  
441 East Sunland Drive #25  
St. George, UT 84790

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **363-6243445 (JB)**  
A.P.N.: **SG-VILG-1-B-25**

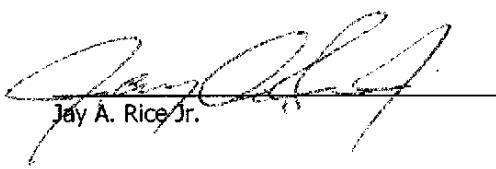
**Jay A. Rice, Jr. and Valerie J. Rice**, Grantor, of **St. George, Washington** County, State of **UT**,  
hereby CONVEY AND WARRANT to

**Rion Franc, a single woman, and Vincent Webb, a single man**, Grantee, of **St. George, Washington** County, State of **UT**, for the sum of Ten Dollars and other good and valuable  
considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

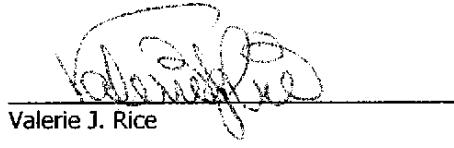
**LOT 25, THE VILLAGE, PHASE 1-B AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October 18, 2022**.



Jay A. Rice Jr.



Valerie J. Rice

STATE OF Utah )  
County of Washington )ss.

On October 18, 2022, before me, the undersigned Notary Public, personally appeared **Jay A. Rice, Jr. and Valerie J. Rice**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: 9/2/25

