

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**

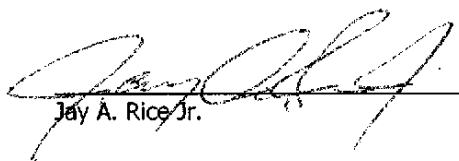
Jay A. Rice, Jr. and Valerie J. Rice, Grantor, of **St. George, Washington** County, State of **UT**,
hereby CONVEY AND WARRANT to


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.

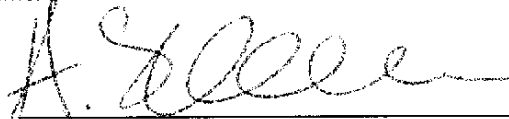

Valerie J. Rice

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


Notary Public

