

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

12/22/2022 04:10:16 PM Fee \$40.00 By C&B

SNOW INVESTMENTS LLC

C&B Snow Investments, LLC., a Utah Limited
Liability Company
2406 W Chardonnay Lane
St. George, UT 84770

WARRANTY DEED

Brittany Thogersen, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY** and
WARRANT to

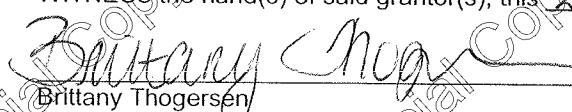
C&B Snow Investments, LLC., a Utah Limited Liability Company, grantee(s) of St. George, County of
Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

Tax I.D. No. PVR-C-25-A

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO
easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 22nd day of Dec., 2022.


Brittany Thogersen

STATE OF Utah

COUNTY OF Washington

On the 22nd day of Dec., 2022, personally appeared before me, Brittany Thogersen, the
signer of the within instrument who duly acknowledged to me that he/she executed the same.


NOTARY PUBLIC

My Commission Expires:

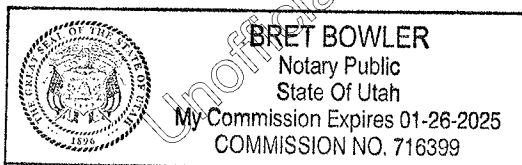


EXHIBIT "A"

Parcel 1:

Lot Twenty-Five (25), PINE VALLEY RANCHOS PLAT "C" according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

Parcel 2:

Beginning at the Southeast corner of Lot 25, PINE VALLEY RANCHOS PLAT 'C' as recorded in the official records of the Washington County Recorder's Office and running thence South 16°01'30" West, 48.56 feet on an extension of the East line of said Lot 25; thence North 62°28'20" West, 63.29 feet to a point on the original West line of Lot 23; thence North 0°22'00" East, 53.48 feet to the Southwest corner of said Lot 25; thence South 62°28'20" East, 78.02 feet along the South line of said Lot 25 to the point of beginning.
