

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

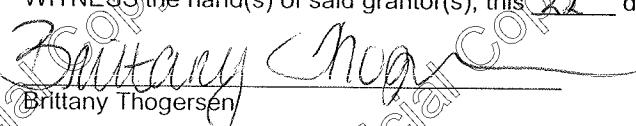
C&B Snow Investments, LLC., a Utah Limited Liability Company, grantee(s) of St. George, County of  
Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION the following described tract of land in Washington County, State of Utah:

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 22<sup>nd</sup> day of Dec., 2022.

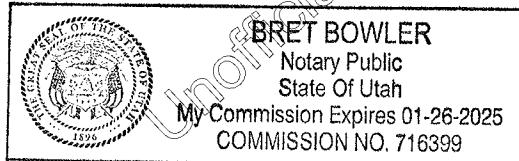
  
Brittany Thogersen

STATE OF Utah )  
COUNTY OF Washington )  
ss.

On the 22<sup>nd</sup> 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.

\*\*\*