

Corrected Warranty Page 1 of 2
Gary Christensen Washington County Recorder
03/14/2025 03:40:47 PM Fee \$40.00 By FIRST
AMERICAN - FASHION POINTE

Recording Requested by:
Kevin LeBaron

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
James Jenkins
1879 N 4100 W

Plain City, Utah 84404

ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

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

CORRECTIVE WARRANTY DEED

A.P.N.: SG-BLH-10-33

KEVIN LEBARON, Grantor, of ST. GEORGE, WASHINGTON County, State of UTAH, hereby CONVEYS AND WARRANTS to JAMES JENKINS, Grantee, of PLAIN CITY, WEBER County, State of UTAH, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in ST GEORGE, WASHINGTON County, State of UTAH:

All of Lot Thirty-Three (33) Bloomington Hills No. 10 Subdivision, according to the official plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Parcel No: SG-BLH-10-33

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

*****This Corrective Warranty Deed is being recorded to add the Grantor's name under the Grantor's signature line. Grantor's name was missing in Warranty Deed recorded March 5, 2025, as Doc ID 20250007295.**

Corrective Warranty Deed - continued

Witness, the hand(s) of said Grantor(s), this MARCH 13, 2025

Kevin LeBaron
Kevin LeBaron

STATE OF Arizona)
County of Maricopa)ss.

On Mar 13, 2025, before me, the undersigned Notary Public, personally appeared Kevin R. LeBaron, 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:

Alexander James Rickman
Notary Public

