

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

04/29/2025 12:51:43 PM Fee \$40.00 By REAL

ADVANTAGE TITLE INSURANCE AGENCY, LLC -  
PARK CITY



After Recording Return To:

Mail Tax Notices To:

Steven T. Lewis and Kariann Leavitt

1546 Montezuma Cir

St George, UT 84790

File Number: 25-25984-JWL

Parcel ID: H-PNTS-3-364

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## Warranty Deed

Know All Men By These Presents that I, **Victoria Cross LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantor") of **Bountiful, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Kariann Leavitt and Steven T. Lewis, as joint tenants**, (henceforth referred to as "Grantee") of **1546 Montezuma Cir, St George UT 84790**, with **WARRANTY COVENANTS**:

Property 1:

All of Lot 364, PAINTED SANDS SUBDIVISION, PHASE 3, according to the official plat thereof, on file in the office of the Recorder, Washington County, State of Utah.

Tax Parcel #: H-PNTS-3-364

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

In Witness Whereof, I, the said, Grantor, hereunto set by hands and seals this 25  
day of April, 2025.

Victoria Cross LLC, a Utah Limited Liability Company

By: [Signature]  
Ryan Wilde, Manager

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 25 day of April, 2025, personally appeared Ryan Wilde, Manager of Victoria Cross LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of Victoria Cross LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

[Signature]  
Notary Public

