

Corrected Warranty Page 1 of 2

Gary Christensen Washington County Recorder
05/12/2025 10:32:34 AM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Rigoberto Bonilla
60 North 660 West
St. George, Utah 84770

File Number: STG-105198-LH
Parcel ID: SG-BCC-2-103

Corrective Warranty Deed

**PEGGY LOU CLEM, TRUSTEE OF THE PEGGY LOU CLEM FAMILY
TRUST DATED NOVEMBER 3, 2022, AND ANY AMENDMENTS
THERETO,**

Grantor, hereby CONVEY(S) IN WARRANTY to

Rigoberto Bonilla, a Married Man as his sole and separate property,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

**All of Lot 103, BLOOMINGTON COUNTY CLUB NO. 2 SUBDIVISION,
Amended and Extended, according to the Official Plat thereof on file and of
record in the Washington county recorder's Office.**

APN(s): SG-BCC-2-103

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

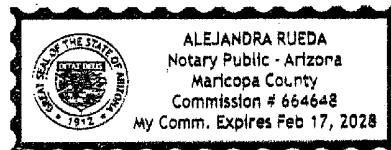
***THIS DEED IS BEING RECORDED TO CORRECT THE TRUST NAME IN
WARRANTY DEED DATED APRIL 25, 2025, RECORDED APRIL 28, 2025,
AS ENTRY NO. 20250014464**

WITNESS, the hand of said grantor, this 9 day of May, 2025

Peggy Lou Clem Trust Family dated November 3, 2022, and any amendments thereto

By: Peggy Lou Clem
Peggy Lou Clem, Trustee

STATE OF Arizona



COUNTY OF Maricopa

On this 9 day of May, 2025, before me Alejandra Rueda, a notary public, personally appeared Peggy Lou Clem, Trustee of the Peggy Lou Clem Family Trust dated November 3, 2022, and any amendments thereto, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Alejandra Rueda
Notary Public