

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
07/18/2025 04:03:50 PM Fee \$40.00 By GT TITLE
SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:
60 N. 660 W., ST GEORGE, UT 84770

Transaction Reference Information:

File Number: **SL62564LC**
Tax Parcel No(s).: **W-QMRS-2**
Property Address(es) (if any):
293 N. QUAIL RIDGE DRIVE, WASHINGTON, UT 84780

WARRANTY DEED

HUDDYJAX, LLC, a UTAH limited liability company ("Grantor"),
in exchange for good and valuable consideration, hereby conveys and warrants to
RIGOBERTO BONILLA A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY ("Grantee(s)")
in fee simple the following described real property located in **WASHINGTON** County, Utah, together with
all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):
**LOT 2, QUAIL MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2025 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:GT Title File No.: **SL62564LC**Tax Parcel No(s).: **W-QMRS-2**

Property Address(es) (if any):

293 N. QUAIL RIDGE DRIVE, WASHINGTON, UT 84780**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

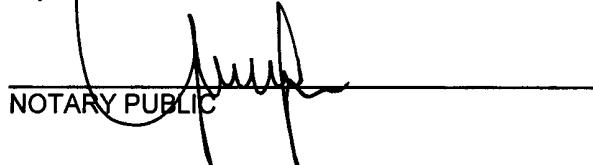
Witness the hand of Grantor this 18 day of JULY, 2025.

HUDDYJAX, LLC

By: 
TYLER RASO
Its: **MEMBER**

STATE OF UTAH)
COUNTY OF CACHE)
) ss.

On this 19 day of July, 2025, personally appeared before me **TYLER RASO**, who stated that he/she is the **MEMBER** of **HUDDYJAX, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC