

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):

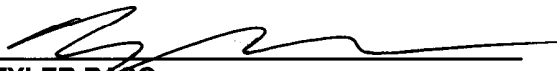
**293 N. QUAIL RIDGE DRIVE, WASHINGTON, UT 84780**

**-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.

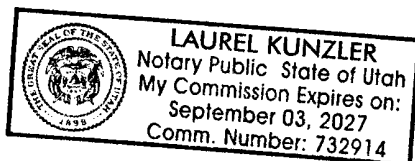
Witness the hand of Grantor this 18 day of **JULY, 2025**.

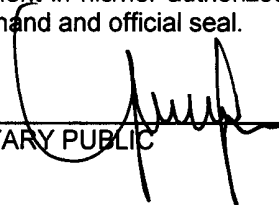
**HUDDYJAX, LLC**

By:   
**TYLER RASO**  
Its: **MEMBER**

STATE OF UTAH )  
COUNTY OF CACHE ) ss.

On this 18 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**