

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
08/18/2025 01:23:40 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Rigoberto Tobias Bonilla  
60 N 660 W  
St. George, UT 84770



File No.: 192316-KLP

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## WARRANTY DEED

Timothy Leeny,

**GRANTOR(S)**, of St. George, State of Utah, hereby conveys and warrants to

Rigoberto Tobias Bonilla, a married man, as his sole and separate property,

**GRANTEE(S)**, of St. George, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:

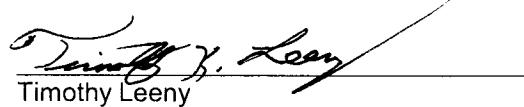
All of Lot 988, SUN RIVER ST. GEORGE, PHASE 15, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah.

**TAX ID NO.:** **SG-SUR-15-988** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 18 day of August, 2025.

  
\_\_\_\_\_  
Timothy Leeny

STATE OF UTAH

COUNTY OF WASHINGTON

On this 18 day of August, 2025, before me, personally appeared Timothy Leeny, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public

