DOC ID 20250028583

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/21/2025 08:27:41 AM Fee $40.00 By INFINITY
TITLE

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
RIGOBERTO TOBIAS BONILLA
60 North 660 West
St. George, UT 84770

Mail Tax Notice To:
RIGOBERTO TOBIAS BONILLA
60 North 660 West
St. George, UT 84770

File Number: 2025-9276
Parcel ID: SG-SUR-1-1D-217, SG-SUR-1-1D-218

Warranty Deed

Know All Men By These Presents that

JON C. CHARLES, Trustee of THE LILA F. CHARLES TRUST dated April 2, 2025

(henceforth referred to as "Grantor") of 630 West 900 North, West Bountiful, UT 84087, for
consideration paid, hereby CONVEY(s) and WARRANTS to:

**RIGOBERTO TOBIAS BONILLA, A MARRIED MAN AS HIS SOLE AND
SEPARATE PROPERTY**

(henceforth referred to as "Grantee") of 60 North 660 West, St. George, UT 84770, for the sum
of TEN DOLLARS ($10.00) and other good and valuable consideration, the following tract(s)
of land in WASHINGTON County and State of UTAH described as follows:

**ALL OF LOT 217 AND 218, SUN RIVER, PHASE 1, PLAT 1D, A PLANNED UNIT
DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY
RECORDER.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law
and equity and general property taxes for the year 2025 and thereafter.

In Witness Whereof, the said **Grantor**, hereunto set by hands and seals this __19__ day of August, 2025.

THE LILA F. CHARLES TRUST dated April 2, 2025

By:_____

    JON C. CHARLES, Trustee

STATE OF UTAH

COUNTY OF ~~WASHINGTON~~ Davis

On this __19__ day of August, 2025, before me _Pablo Machiarulo_____, a notary public, personally appeared JON C. CHARLES, Trustee of THE LILA F. CHARLES TRUST dated April 2, 2025, 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

_____

Notary Public

PABLO MACHIARULO
Notary Public, State of Utah
Commission #742131
My Commission Expires
04/02/2029

WARRANTY DEED