

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/21/2025 08:54:07 AM 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.: 192368-KLP

WARRANTY DEED

Rigoberto Tobias Bonilla,

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

FIX UP PROPERTY SOLUTIONS LLC,

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 Lots 217 and 218, SUN RIVER, PHASE 1, PLAT 1D, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TAX ID NO.: **SG-SUR-1-1D-217 and SG-SUR-1-1D-218** (for reference purposes only)

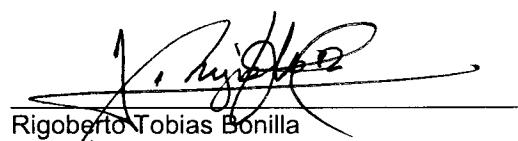
SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Dated this 20th day of August, 2025.


Rigoberto Tobias Bonilla

STATE OF UTAH

COUNTY OF WASHINGTON

On this 20th day of August, 2025, before me, personally appeared Rigoberto Tobias Bonilla, 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

