File No. 16692-KV WHEN RECORDED MAIL TO: CICOGO A BOOMER IV 30 8 WIST PUBLICO Washington WT SW180

RESPA

WARRANTY DEED

Tyler Baker and Leigh A. Baker,

Grantor,

of St. George, County of Washington, State of UTAH hereby CONVEY and WARRANT to

George E. Biddlecombe, IV and Shelley G. Biddlecombe joint tenants

of St. George, County of Washington, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of UTAH, to-wit

Lot 9, COBBLESTONE SUBDIVISION AMENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial No.: W-COBB-9

Subject to property taxes for the year 2017 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

WITNESS the hand of said grantor, this 1st day of December, 2017,

Tyler Baker

Baker Leigh A

STATE OF UTAH

:ss

COUNTY OF WASHINGTON

On the 1st day of December, 2017, personally appeared before me Tyler Baker and Leigh A. Baker, the

signers of the within instrument, who duly acknowledged to me that they executed the same.

KILEY VAN GILDER Notary Public State Of Utah My Commission Expires 07-21-2018 COMMISSION NO. 678392

Notary Public

My Commission Expires: