

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
12/07/2021 09:26:33 AM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Jerico Tyler and Bruce M Tyler
1150 West 360 North Street #24
St George, UT 84770

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-6180958 (JB)**
A.P.N.: **SG-CVC-1-24**

Shala Lamb, Grantor, of **Springville, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

Jerico Tyler and Bruce M Tyler and Sheridan Tyler, all as joint tenants, Grantee, of **St George, Washington** County, State of **UT** for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

UNIT 24, CONTAINED WITHIN THE CANYON VIEW CONDOMINIUMS PHASE 1, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON AUGUST 18, 1988, IN WASHINGTON COUNTY, AS ENTRY NO. 336718 IN BOOK 495, AT PAGE 718 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON AUGUST 18, 1988 IN WASHINGTON COUNTY, AS ENTRY NO. 336719 IN BOOK 495 AT PAGE 719 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 12/3/21

Shala Lamb
Shala Lamb

STATE OF Utah
County of Utah)ss.

On 12-3-21, before me, the undersigned Notary Public, personally appeared **Shala Lamb**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-1-23

[Signature]
Notary Public

