

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
03/24/2022 11:29:31 AM Fee \$40.00 By OLD
REPUBLIC TITLE (ST GEORGE BLVD)



MAIL TAX NOTICE TO GRANTEE:
James C. Blair and Vera K. Blair, husband and wife
1281W. Bloomington Dr. S. #11
St. George, UT 84790
File Number: 2263986BC

WARRANTY DEED

Bank of Idaho Trustee/Custodian for Richard A. Sedlacek Investment IRA, as to an undivided 1/2 interest, and Ronald A. Ashley and Delores E. Ashley husband and wife as joint tenants as to an undivided 1/2 interest, as tenants in common GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

James C. Blair and Vera K. Blair, husband and wife, GRANTEE

the following tract of land in Washington County, State of Utah, to-wit

Lot Six (6), SPRINGFIELD TOWNHOMES - PHASE 1, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

TAX ID NUMBER FOR PROPERTY: SG-SFTH-1-6

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 21st day of March, 2022.

Ronald A. Ashley

Ronald A. Ashley

Delores E. Ashley

Delores E. Ashley

STATE OF Idaho

COUNTY OF ~~Washington~~ **Ada**
JB

The foregoing instrument was acknowledged before me this 21 day of March, 2022 by Ronald A. Ashley and Delores E. Ashley.

Jessica Boggs

Notary Public

Residing In: **Eagle, ID**

Commission Expires: **5/20/2026**



Bank of Idaho Trustee/Custodian for Richard A Sedlacek Investment IRA

Jeanna Nance, Trust Officer
By: Jeanna Nance, Trust Officer
for Bank of Idaho

STATE OF Idaho

COUNTY OF Bonnerville

On this 18 day of March, 2022, personally before me appeared Jeanna Nance who proven on the basis of satisfactory evidence is the Trust Officer of Bank of Idaho Trustee/Custodian for Richard A Sedlacek Investment IRA,, and that said document was signed by him/her on behalf of said Corporation by authority of its articles of incorporation and/or bylaws, and acknowledged to me that said corporation executed the same.

Rose Alfieri
Notary Public
Residing In: Idaho Falls, ID
Commission Expires: 12/30/2027

