

MAIL TAX NOTICES TO GRANTEE(S) AT:
120 S. 500 W.
LA VERKIN, UT 84745



Property Reference Information:
Tax Parcel No(s): **LV-CKN-20**
Property Address(es) (if any):
120 S. 500 W., LA VERKIN, UT 84745

DOC # 20240015035

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
05/14/2024 03:03:08 PM Fee \$ 40.00
By G T TITLE



WARRANTY DEED

JOEL RICHARD TOONE ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

JOEL RICHARD TOONE AND TERESA LEE SNYDER, AS JOINT TENANTS ("Grantee(s)")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

All of Lot Twenty (20, CHERRY KNOLL SUBDIVISION, a Subdivision according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

