

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
08/27/2020 10:49:01 AM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Traycen Shamo  
823 W 250 S  
Hurricane, UT 84737



SOUTHERN UTAH  
TITLE COMPANY  
"Doing good deeds for over 70 years"  
sutco.com

Order No. 212820 - BD  
Tax I.D. No. H-PMSD-2-36-A

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Lindy L. Scott and Kenneth R. Scott**, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY and WARRANT** to

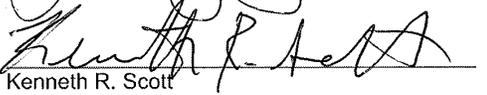
**Traycen Shamo and Makaylee Shamo, Husband and Wife, as Joint Tenants**, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

**See Attached Exhibit "A"**

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 27 day of August, 2020.

  
Lindy L. Scott

  
Kenneth R. Scott

STATE OF Utah )  
 ) :ss.  
COUNTY OF Washington )

On the 27<sup>th</sup> day of August, 2020, personally appeared before me, Lindy L. Scott and Kenneth R. Scott, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.

  
NOTARY PUBLIC

My Commission Expires: 9-30-2022

 RACHEL L. WEBB  
Notary Public  
State Of Utah  
My Commission Expires 09-30-2022  
COMMISSION NO. 702351

Attachment to that certain Warranty Deed executed by Lindy L. Scott and Kenneth R. Scott grantor(s), to Traycen Shamo and Makaylee Shamo grantee(s).

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**EXHIBIT "A"**

Lot Thirty-Six (36), PECAN MEADOWS SUBDIVISION - PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

ALSO: ALL THAT PORTION OF LOT 5 IN BLOCK 14 OF THE HURRICANE FIELD SURVEY WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN, WASHINGTON COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 14 OF HURRICANE FIELD SURVEY; THENCE NORTH 89°51'21" WEST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 7.72 FEET; THENCE NORTH 110.24 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 36 OF PECAN MEADOWS SUBDIVISION - PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, SAID ANGLE POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PROPERTY; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF THE AFORESAID LOT 36 NORTH 20°30'26" WEST A DISTANCE OF 7.98 FEET; THENCE NORTH 89°51'50" WEST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 36 A DISTANCE OF 64.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 00°11'25" EAST ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF SAID LOT 36 A DISTANCE OF 7.98 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH AN EXISTING WIRE STRAND FENCE, SAID WIRE STRAND FENCE MARKING THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF PROPERTY OWNED BY "LLOYD FAMILY TRUST, ALLAN LLOYD, CO-TRUSTEE AND CLARA E. LLOYD, CO-TRUSTEE"; THENCE SOUTH 89°51'21" EAST, MORE OR LESS, A DISTANCE OF 66 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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Initials 