

DOC # 20210003841

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
01/19/2021 01:44:15 PM Fee \$ 40.00  
By GURR BRANDE SPENDLOVE



**After Recording, Return To:**

JARED G. BRANDE

Attorney at Law

Gurr Brande & Spendlove, PLLC

491 E. Riverside Dr., Suite 4B

St. George, Utah 84790

435-634-8868

**Mail Tax Statements To:**

Launt G. Jacobsen, Jr. and Victoria L. Jacobsen, as co-Trustees

223 W. 300 S.

St. George, UT 84770

APN: SG-1532-A

**WARRANTY DEED**

LAUNT JACOBSEN and VICTORIA JACOBSEN, husband and wife, GRANTORS,

Whose current mailing address is 223 W. 300 S. , St. George, UT 84770;

HEREBY convey and warrant to

LAUNT G. JACOBSEN, JR. and VICTORIA L. JACOBSEN, as co-Trustees of THE JACOBSEN LIVING TRUST, U/A dated December 28, 2020, GRANTEE,

Whose mailing address is 223 W. 300 S. , St. George, UT 84770;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Washington, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 223 W. 300 S. , St. George, UT.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 28th day of December, 2020.

LAUNT JACOBSEN

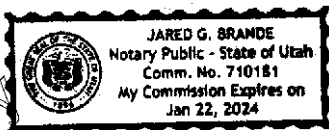
VICTORIA JACOBSEN

STATE OF UTAH )

COUNTY OF WASHINGTON )

) ss.  
)

On this December 28, 2020, personally appeared before me LAUNT JACOBSEN and VICTORIA JACOBSEN, the signer of the foregoing instrument who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

**EXHIBIT A**

A PART OF LOTS 7 AND 8, IN BLOCK 15, PLAT "C", ST. GEORGE CITY SURVEY, AS PLATTED ON THE OFFICIAL MAP OF SAID SURVEY ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 8, WHICH SAID POINT IS WEST 84.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 8, AND RUNNING THENCE SOUTH 84.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 85.80 FEET, MORE OR LESS, TO A POINT WHICH LIES SOUTH 144.00 FEET AND WEST 12.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 144.00 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID LOT 7; THENCE EAST ALONG SAID NORTH BOUNDARY LINE OF LOTS 7 AND 8, A DISTANCE OF 60.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT NORTH 120.00 FEET AND WEST 144.00 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 15, PLAT "C", ST. GEORGE CITY SURVEY, AND RUNNING THENCE NORTH 48.00 FEET; THENCE EAST 48.00 FEET; THENCE SOUTH 45°00' WEST 67.88 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER: SG-1532-A