

Recording requested by:  
Infinity Title Insurance Agency LLC

After Recording Return To:  
LUCAS KNUDSEN and MONICA KNUDSEN  
2906 E 3110 S St  
St. George, UT 84790

File Number: 2021-5231  
Parcel ID: AV-CDPT-1-13

---

## Warranty Deed

Know All Men By These Presents that

**SHIRLEY ZITTING**

(henceforth referred to as "Grantor") of 145 South 1930 West, Hurricane, UT 84737, for consideration paid, hereby CONVEY(s) and WARRANTS to:

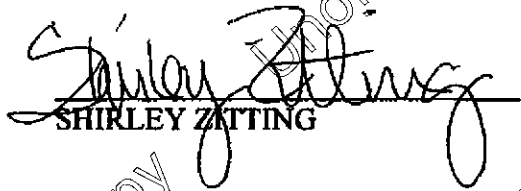
**LUCAS KNUDSEN and MONICA KNUDSEN, HUSBAND AND WIFE AS JOINT TENANTS**

(henceforth referred to as "Grantee") of 2906 E 3110 S St, St. George, UT 84790, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

**LOT 13 CEDAR POINT - PHASE 1, A RESIDENTIAL SUBDIVISION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE  
OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE  
OF UTAH.**

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

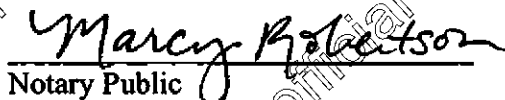
In Witness Whereof, the said Grantor, hereunto set by hands and seals this 3 day  
of June, 2021.

  
SHIRLEY ZITTING

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 3 day of June, 2021, before me Marcy Robertson, a notary public,  
personally appeared SHIRLEY ZITTING, proved on the basis of satisfactory evidence to be  
the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged  
he/she/they executed the same.

Witness my hand and official seal

  
Notary Public

