

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
02/21/2023 12:47:15 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Lisa Biddulph
1596 N Falcon Dr
St. George, UT 84770



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutlc.com

Order No. 226810 - JLB
Tax I.D. No. SG-PDCN-2-53

Space Above This Line for Recorder's Use

WARRANTY DEED

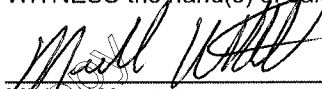
Michael Kerstetter, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** to

Lisa Biddulph and Jeffrey Michael Biddulph, As joint tenants, grantee(s) of St. George, 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:

Lot Fifty-Three (53), PARADISE CANYON PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

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 21 day of February, 2023.



Michael Kerstetter

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

On the 21 day of February, 2023, personally appeared before me, Michael Kerstetter, the signer of the within instrument who duly acknowledged to me that he/she executed the same.





NOTARY PUBLIC

My Commission Expires: 03-30-2025