

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
02/21/2023 01:25:01 PM Fee \$40.00 By

TRAVELING TITLE

Mail Tax Notice To:
Lisa Biddulph and Jeffrey Michael Biddulph
1596 Falcon Dr
St. George, UT 84770

ACCOMMODATION RECORDING ONLY
Lyolph & Weierholt Title makes no
representation as to condition of title
or assumes responsibility for
validity, sufficiency and effect
of document on property.

WARRANTY DEED

Lisa Biddulph and Jeffrey Michael Biddulph, as Joint Tenants

GRANTOR

of County of Washington, State of Utah, hereby Convey(s) and Warrant(s) to

The Jeffrey and Lisa Biddulph Trust, Dated June 14th, 2022

GRANTEE

for the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration the following described tract of land in Washington County, State of Utah:

ALL OF 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.

Tax/Parcel ID #: SG-PDCN-2-53

TOGETHER WITH all improvements and appurtenances thereunto belonging or in anywise appertaining, and SUBJECT TO County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent; and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations appearing of record or enforceable in law and equity.

WITNESS the hand of said grantor, this 20th day of February, 2023

[Handwritten Signature]
Lisa Biddulph
[Handwritten Signature]
Jeffrey Michael Biddulph

STATE OF UTAH
COUNTY OF WASHINGTON

On this 20 day of FEB, 2023, before me Jill Holiday, a notary public, personally appeared Lisa Biddulph and Jeffrey Michael Biddulph, 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

[Handwritten Signature]
Notary Public

