

Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
09/21/2018 11:59:52 AM Fee \$12.00 By FIRST  
AMERICAN - DRAPER

Recording Requested by:  
First American Title Insurance Company  
11650 South State Street, Suite 104  
Draper, UT 84020  
(801)576-8400

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Edward A. Nelson and Leslie B Nelson  
1090 East 700 South #16  
St George, UT 84790

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **390-5932853** ()  
A.P.N.: **SG-SCM-3-16**

**CLARICE E. NELSON**, Grantor, of **St. George**, **Washington** County, State of **UT**, hereby CONVEY  
AND WARRANT to

**Edward A. Nelson and Leslie B. Nelson, Husband and wife as joint tenants**, Grantee, of **St George, Washington** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

**LOT 16, SUN COUNTRY MEADOWS TOWNHOMES PHASE 3, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S  
OFFICE.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity  
and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this 20, Sept. 2018.

Clarice E. Nelson  
Clarice E. Nelson

A.P.N.: SG-SCM-3-16

Warranty Deed - continued

File No.: 390-5932853 ()

STATE OF Utah  
County of Washington ss.

On Sept. 20, 2018, before me, the undersigned Notary Public, personally appeared **Clarice E. Nelson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9.2.21

[Signature]  
Notary Public

