

Warranty Deed Page 1 of 2
Gary Christensen Washington County
Recorder
06/16/2021 03:36:01 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Nadia Dodoo, Chelle Curtis Dodoo and
Isaac Dodoo
163 South 1250 West
St. George, UT 84770

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

WARRANTY DEED

Escrow No. **363-6135649 (AS)**
A.P.N.: **SG-LHS-8B-1**

Joseph M. Skousen, Trustee of The Ebb and Flow Trust, dated January 1, 2019, Grantor,
of **South Jordan, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

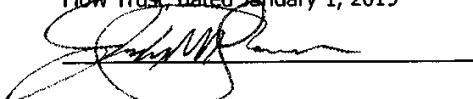
Nadia Dodoo and Chelle Curtis Dodoo and Isaac Dodoo as joint tenants, Grantee, of **St. George, Washington County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington County, State of Utah**:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8B, LAS HURDES SUBDIVISION, AS RECORDED IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE NORTH 66°25'54" WEST ON A RADIAL BEARING 112.13 FEET ALONG THE SOUTH LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 8B, SAID POINT BEING ON A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 24°05'40" AND ALONG THE ARC OF SAID CURVE 21.03 FEET; THENCE SOUTH 89°09'30" EAST 99.56 FEET TO A POINT ON THE EAST LOT LINE; THENCE SOUTH 0°50'30" WEST 63.83 FEET ALONG THE EAST LOT LINE TO THE POINT OF BEGINNING.

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

Witness, the hand(s) of said Grantor(s), this 15 June, 2021.

Joseph M. Skousen, trustee of The Ebb and Flow Trust, dated January 1, 2019



A.P.N.: **SG-LHS-8B-1**

Warranty Deed - continued

File No.: **363-6135649 (AS)**

Joseph M. Skousen, Trustee

STATE OF Utah)
County of Salt Lake)ss.

On 01/15/21, before me, the undersigned Notary Public, personally appeared **Joseph M. Skousen, Trustee of The Ebb and Flow Trust, dated January 1, 2019**, 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: 8/13/23

Joseph M. Skousen
Notary Public

