

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
05/22/2019 01:39:15 PM Fee \$40.00 By
INVEST TITLE SERVICES - ST. GEORGE

WHEN RECORDED MAIL TO:
VICTOR K MYERS
1160 S WASHINGTON Fields Rd #21
Washington, UT 84780

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF INVEST TITLE SERVICES, INC. ORDER # 251452

WARRANTY DEED

M. SCOTT SCHIPPERS AND KORIN L. SCHIPPERS

GRANTOR(S)

OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UT
HEREBY CONVEY AND WARRANT TO

VICTOR K. MYERS and SARAH E. MYERS, HUSBAND AND WIFE AS JOINT TENANTS

GRANTEE(S)

OF WASHINGTON, COUNTY OF WASHINGTON, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

(W-RSE-21)

PARCEL 1:

LOT 21, RIVER SHADOW ESTATES, A PLANNED UNIT DEVELOPMENT, AS SAID LOTS ARE IDENTIFIED IN THE PLAT RECORDED IN WASHINGTON COUNTY, UTAH ON DECEMBER 19, 2002, AS ENTRY NO. 795095, AND IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVER SHADOW ESTATES, A PLANNED UNIT DEVELOPMENT" RECORDED IN WASHINGTON COUNTY, UTAH ON DECEMBER 19, 2002, AS ENTRY NO. 795096, IN BOOK 1509 BEGINNING AT PAGE 1897, AND AS AMENDED AND SUPPLEMENTED.

PARCEL 1A:

TOGETHER WITH AN EQUAL UNDIVIDED, AND NONEXCLUSIVE RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR, IN SAID PLAT AND SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS BOTH OF SAID PLAT AND SAID DECLARATION MAY HAVE BEEN AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

AND SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS IN SAID PLAT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; ALL RIGHTS, RIGHTS-OF-WAY, EASEMENTS, OBLIGATIONS AND LIABILITIES AND OTHER MATTERS OF RECORD OR TO WHICH REFERENCES IS MADE IN THE PUBLIC RECORD; RIGHTS OF USE, ENJOYMENT AND INGRESS AND EGRESS ON, OVER, UNDER, THROUGH AND ACROSS THE LOT AS DESCRIBED AND PROVIDED FOR IN SAID PLAT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS BOTH OF SAID PLAT AND DECLARATION MAY HAVE BEEN AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2019 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 22ND DAY OF MAY, 2019.

M. Scott Schippers
M. SCOTT SCHIPPERS

Korin L. Schippers
KORIN L. SCHIPPERS

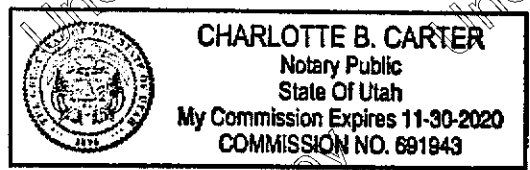
ACKNOWLEDGMENT

STATE OF UTAH)
) (ss.
COUNTY OF WASHINGTON)

On this 22 day of May, 2019, personally appeared before me M. SCOTT SCHIPPERS and KORIN L. SCHIPPERS, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Charlotte B. Carter
NOTARY PUBLIC

My Commission Expires: 11/30/2020
Residing at: St George, UT



INVEST TITLE

444 EAST TABERNACLE, #B202
ST. GEORGE, UT 84770