

Warranty Deed Page 1 of 1  
Russell Shirts Washington County Recorder  
05/13/2020 03:23:32 PM Fee \$40.00 By JUAB  
TITLE & ABSTRACT COMPANY

**WARRANTY DEED**

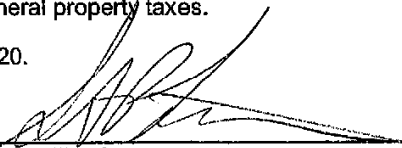
**STEVE PHIPPS**, Grantor, of Utah, hereby **CONVEYS** and **WARRANTS** to **CHRISTOPHER D. DELL**, Grantee, of **3910 North Marshfield Avenue, Chicago, IL 60613** for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah, to-wit:

**Parcel No. H-DSHR-257: All of Lot 257 of The Dunes at Sand Hollow Resort Subdivision according to the official plat thereof filed in the office of the Washington County Recorder.**

Together with all improvements thereon and anywise appertaining thereto.

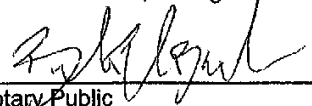
Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

**WITNESS THE HAND** of said Grantor this 11th day of May, 2020.

  
\_\_\_\_\_  
STEVE PHIPPS

STATE OF UTAH                    )  
  : ss.  
COUNTY OF WASHINGTON    )

On the 11<sup>th</sup> of May, 2020, personally appeared before me, a Notary Public in and for the said state, STEVE PHIPPS, the signer of the above instrument, who duly acknowledged that he executed the same.

  
\_\_\_\_\_  
Notary Public



**JUAB TITLE & ABSTRACT COMPANY**  
33 East 200 North, Nephi, UT 84648  
(435)623-0387 Order No. 40287

