

DOC # 20240019668

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
06/24/2024 11:29:48 AM Fee \$ 40.00
By STRATTON CHRISTINE



Mail Copy and Tax Statements To:
Christine Ann Stratton, as Trustee
952 S 920 W
Hurricane, UT 84737

APN: WSP-1-24-HV

WARRANTY DEED

CHRISTINE STRATTON, an unmarried woman, GRANTOR,

Whose current mailing address is 952 S 920 W, Hurricane, UT 84737;

HEREBY conveys and warrants to CHRISTINE ANN STRATTON, as Trustee of THE CHRISTINE STRATTON LIVING TRUST, U/A dated June 19, 2024, GRANTEE,

Whose mailing address is 952 S 920 W, Hurricane, UT 84737;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Washington County, State of **Utah**:

ALL OF LOT 24, WHISPERING PINES SUBDIVISION - PHASE 1, a Subdivision according to the Official Plat thereof, on file in the Office of the County Recorder of Washington County, State of Utah.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantor, this 19 day of June, 2024.


CHRISTINE STRATTON

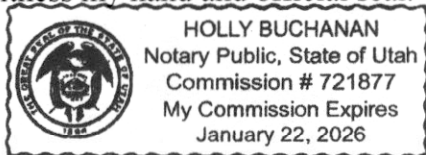
STATE OF UTAH)

) ss.

WASHINGTON COUNTY)

On this June 19, 2024, before me HOLLY BUCHANAN, a Notary Public, personally appeared CHRISTINE STRATTON, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and acknowledged he executed the same.

Witness my hand and official seal.




NOTARY PUBLIC

My commission expires: Jan. 22, 2026