

Warranty Deed Page 1 of 1  
 Gary Christensen Washington County Recorder  
 01/06/2023 11:35:22 AM Fee \$40.00 By  
 SOUTHERN UTAH TITLE COMPANY OF CEDAR  
 CITY

When recorded mail deed and tax notice to:

Sean Patrick Shelton  
 3691 East Iron Springs Drive  
 St. George, UT 84790



Order No. 57577 - BCO  
 Tax I.D. No. SG-DEVA-1-13

Space Above This Line for Recorder's Use

## WARRANTY DEED

Jessica Dana, grantor(s), of Paragonah, County of Iron, State of Utah, hereby CONVEY and WARRANT to  
 , Husband and Wife,  
 Sean Patrick Shelton and Rickell Shelton, as Joint Tenants, grantee(s) of St. George, County of  
 Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE  
 CONSIDERATION the following described tract of land in Washington County, State of Utah:

Lot Thirteen (13), DESERT VALLEY - PHASE 1, according to the Official Plat thereof, on file in  
 the Office of the Recorder of Washington County, State of Utah.

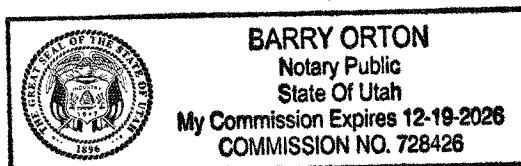
TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO  
 easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

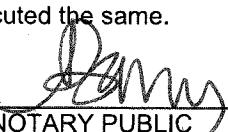
WITNESS the hand(s) of said grantor(s), this 5th day of January, 2023.

  
 Jessica Dana

STATE OF Utah )  
 COUNTY OF Iron )  
 :ss.  
 )

On the 5th day of January, 2023, personally appeared before me, Jessica Dana, the signer of the  
 within instrument who duly acknowledged to me that he/she executed the same.



  
 Barry Orton  
 Notary Public  
 State of Utah  
 My Commission Expires 12-19-2026  
 COMMISSION NO. 728426  


NOTARY PUBLIC  
 My Commission Expires: Dec. 19, 2026