

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



**SOUTHERN UTAH  
TITLE COMPANY**  
"Doing good Deeds for over 70 years"  
sutc.com

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**

**Sean Patrick Shelton and Rickell Shelton, as Joint Tenants, Husband and Wife,** 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.**

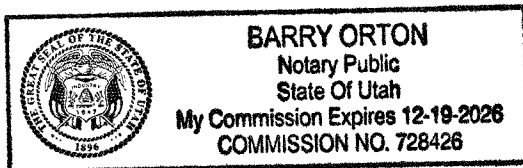
TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

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

Jessica Dana  
Jessica Dana

STATE OF Utah )  
 ) ss.  
COUNTY OF Iron )

On the 5<sup>th</sup> 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

My Commission Expires: Dec. 19, 2026