

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

06/09/2023 10:18:21 AM Fee \$40.00 By

INVESTORS TITLE INSURANCE AGENCY, INC, D.

B.A. HOMIE TITLE INSURANCE AGENCY

Recording requested by:

Homie Title, Inc.

Mail Tax Notice To:

Lance A. Hymas and Karen Hymas

692 E Margarita Way, Washington, UT 84780

File Number: JJ-14708-HT-SJ

Parcel ID: W-QUE-18

Warranty Deed

Know All Men By These Presents that , **Dan Griffiths and Brittany Griffiths, husband and wife, as joint tenants**, (henceforth referred to as "Grantor") of **Washington, UT**, for consideration paid, grant to **Lance A. Hymas and Karen Hymas, Husband and Wife, as Joint Tenancy with Full Rights of Survivorship** , (henceforth referred to as "Grantee") , with **WARRANTY COVENANTS**:

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, Dan Griffiths and Brittany Griffiths, the said, **Grantor**, hereunto set by hands and seals this 8th day of June, 2023.

Dan Griffiths

Dan Griffiths

Brittany Griffiths

Brittany Griffiths

STATE OF: Arizona

COUNTY OF: Maricopa

On this 8th day of June, 2023, before me Angela Marie Spinetti,
a notary public, personally appeared Dan Griffiths and Brittany Griffiths, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and
acknowledged he/she/they/ executed the same.

Witness my hand and official seal

Angela Marie Spinetti

Notary Public

Commission Expires: 10/31/2024

Residing At:

Maricopa

Arizona



ANGELA MARIE SPINETTI

Notary Public - Arizona

Maricopa County

Commission # 590824

My Comm. Expires October 31, 2024

This notarial act involved the use of communication technology

WARRANTY DEED

Exhibit A

Lot Eighteen(18), QUEENSRIDGE, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.