

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
09/05/2024 11:19:14 AM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
Jensen Phelps and Clayton Phelps
1610 South Ripple Rock Drive
Washington, UT 84780



File No.: 181102-MAD

SPECIAL WARRANTY DEED

D.R. Horton, Inc., a Delaware corporation,

GRANTOR(S), of Draper, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Jensen Phelps and Clayton Phelps, wife and husband as joint tenants,

GRANTEE(S), of Washington, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:

Lot 27, STARR SPRINGS AT LONG VALLEY PHASE 3, according to the official plat thereof, as filed in the office of the Washington County Recorder, State of Utah.

TAX ID NO.: W-SPLV-3-27 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 5 day of August, 2024.

D.R. Horton, Inc., a Delaware corporation

By: [Signature]
Name: Benjamin T. Staley
Its: Assistant Secretary

State of Utah)
County of Salt Lake)

On the 5 day of August, 2024, personally appeared before me Benjamin T. Staley, who being by me duly sworn did say that he is the Assistant Secretary of D.R. Horton, Inc., a Delaware corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Benjamin T. Staley acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

