

Ent 553678 Bk 1498 Pg 1214 - 1216  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2024 Dec 13 11:55AM Fee: \$40.00 CO  
For: Real Advantage Title Insurance Agency  
ELECTRONICALLY RECORDED

Mail Tax Statements To:  
Grantee  
2470 N River Meadows Ln  
Midway, UT 84049

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## WARRANTY DEED

File #: 24-23119-DDL  
Tax Parcel No.: 00-0020-7594

Kevin Rhodes

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

Kyle Anderson Phillips and Katherine Phillips, husband and wife as joint tenants

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Wasatch County, State of Utah, described as follows:

See Exhibit 'A'

Also known by street and number as: 2470 North River Meadows Lane, Midway, UT 84049

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2024 and thereafter.

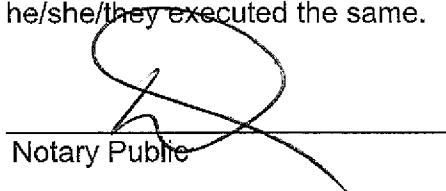
Witness, the hand of said Grantor, this 11th day of Dec, 2024.

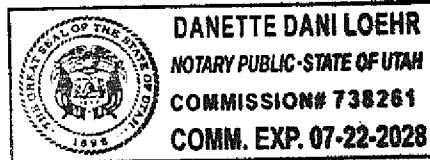
  
\_\_\_\_\_  
Kevin Rhodes

STATE OF UT

COUNTY OF Summit

The foregoing instrument was acknowledged before me this 11th day of Dec., 2024,  
by Kevin Rhodes, the signer(s) of the foregoing instrument, who duly acknowledged to me that  
he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public



Escrow File No: 24-23119-DDL

**EXHIBIT "A"**

All of Lot 38, RIVER MEADOWS RANCH; according to the Official Plat thereof, on file and of record in the Office of the Wasatch County Recorder.

Tax Parcel #: 00-0020-7594