



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

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

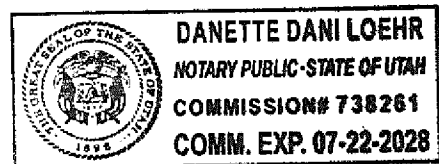
STATE OF UT

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