

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/25/2022 04:04:57 PM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
1910 EAST MOUNTAIN TRAIL
ST GEORGE, UT 84790



Property Reference Information:

Tax Parcel No(s).: **SG-SECN-9-171**

Property Address(es) (if any):

1910 EAST MOUNTAIN TRAIL, ST GEORGE, UT 84790

WARRANTY DEED

MCALL JO MCMORRIS and **JOSHUA MATTHEW MCMORRIS** ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

CAITLIN ANKNEY ("Grantee")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

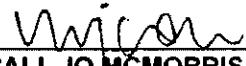
LOT 171, SAGE CANYON - PHASE 9 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

With all the covenants and warranties of title from Grantors in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

*Information for reference purposes:*GT Title File No.: **W48980**Tax Parcel No(s).: **SG-SECN-9-171**

Property Address(es) (if any):

1910 EAST MOUNTAIN TRAIL, ST GEORGE, UT 84790**-Signature Page to Warranty Deed-**Witness the hand of Grantors this 25 day of **MARCH, 2022**.
MCALL JO MCMORRIS
JOSHUA MATTHEW MCMORRIS**STATE OF UTAH****COUNTY OF Washington** } ss.

On this 25 day of **March, 2022**, personally appeared before me **MCALL JO MCMORRIS** and **JOSHUA MATTHEW MCMORRIS**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.


NOTARY PUBLIC