

2

MAIL TAX NOTICES TO GRANTEE(S) AT:  
2900 EAST 3190 SOUTH  
SAINT GEORGE, UT 84790

DOC # 20240002137

**COURTESY RECORDING**

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
01/23/2024 10:04:16 AM Fee \$ 40.00  
By HANCOCK CORBY



Property Reference Information:

Tax Parcel No(s).: **SG-MUL-4-58**

Property Address(es) (if any):

**2900 EAST 3190 SOUTH, SAINT GEORGE, UT 84790**

**WARRANTY DEED**

CORBY J HANCOCK ("Grantor(s)"),

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

**CORBY J HANCOCK AND MICHELLE L HANCOCK, AS TRUSTEES OF THE CORBY AND  
MICHELLE HANCOCK FAMILY LIVING TRUST, DATED MAY 30, 2018 ("Grantee(s)")**

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 58, Mulberry Estates Subdivision, Phase 4, according to the Official Plat thereof, on file in the Office of the Recorder, Washington County, State of Utah.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) 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 **2024** and thereafter.

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

Information for reference purposes:

GT Title File No.: W41063

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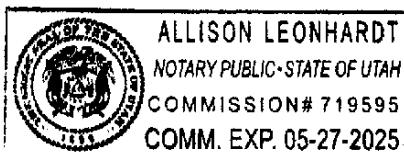
**-Signature Page to Warranty Deed-**

Witness the hand of Grantor(s) this 23 day of JANUARY, 2024.

  
SHIRLEY J. HANCOCK

STATE OF UTAH )  
COUNTY OF WASHINGTON )  
 ) ss.

On this 23 day of **January, 2024**, personally appeared before me **CORBY J HANCOCK**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.



John Doe  
NOTARY PUBLIC