

2
MAIL TAX NOTICES TO GRANTEE(S) AT:
2900 EAST 3190 SOUTH
SAINT GEORGE, UT 84790

COURTESY RECORDING

DOC # 20240002137

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**

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

Property Address(es) (if any):

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-Signature Page to Warranty Deed-

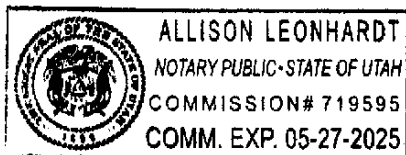
Witness the hand of Grantor(s) this 23 day of **JANUARY, 2024**.




CORBY J HANCOCK

STATE OF UTAH)
) ss.
COUNTY OF **WASHINGTON**)

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.





NOTARY PUBLIC