



WHEN RECORDED MAIL TO:

FARNES G. EGBERT and DELORES B. EGBERT, Trustees
3375 East 2170 South
St. George, UT 84790

WARRANTY DEED

**FARNES G. EGBTERT and DELORES B. EGBTERT, Husband and Wife as Joint Tenants,
of St. George, County of Washington, State of Utah, as GRANTORS, hereby**

CONVEY AND WARRANT to

FARNES G. EGBTERT and DELORES B. EGBTERT, Trustees of the FARNES G. EGBTERT FAMILY TRUST, dated June 1, 1996, as GRANTEES, of 3375 East 2170 South, St. George, UT 84790, for the sum of Ten and NO/100 (\$10.00) dollars, and other good and valuable consideration, the following described real property located in Washington County, State of Utah:

All of Lot 3, MAJESTIC VALLEY ESTATES, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TAX ID#: SG-MAVE-3

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hands of said GRANTORS this 27th day of February, 2007.

Farnes G. Egbert
FARNES G. EGBERT
Delores B. Egbert
DELORES B. EGBERT

STATE OF UTAH)
COUNTY OF WASHINGTON)
ss.

On this 27th day of February, 2007, personally appeared before me FARNES G. EGBERT and DELORES B. EGBERT, the signers of the foregoing WARRANTY DEED, who duly acknowledged to me that they executed the same.

Eliza Q. Holstead
Notary Public

Affidavit & Death Certificate Page 1 of 2
Gary Christensen Washington County Recorder
01/16/2024 04:07:26 PM Fee \$40.00 By KURT A.
JOHNSON, ESQ., P.C.

MAIL TAX NOTICE TO:

FARNES G. EGBERT
3375 East 2170 South
Saint George, UT 84790

AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF UTAH }
SS: }
COUNTY OF WASHINGTON }

AFFIANT, being first duly sworn, deposes and says:

1. That FARNES G. EGBTERT and DELORES B. EGBTERT created the FARNES EGBTERT FAMILY TRUST on February 27, 2007, wherein FARNES G. EGBTERT and DELORES B. EGBTERT were serving as the Trustees.

2. That DELORES B. EGBERT, aka DELORES ELIZABETH EGBERT, died on August 1, 2020, named as one of the parties in that certain Warranty Deed, recorded as Instrument No. 20070010293, on February 28, 2007, and a certified copy of the Death Certificate is attached hereto and by this reference incorporated herein.

3. That FARNES G. EGBERT is named in said Trust as the Successor Trustee of the Trust; and he hereby files this certificate and accepts the Trusteeship of the FARNES EGBERT FAMILY TRUST, originally dated February 27, 2007.

4. That there is real property owned by the Trust located in Washington County, State of Utah, described as follows:

All of Lot 3, MAJESTIC VALLEY ESTATES, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TAX ID#: SG-MAVE-3

More commonly known as: 3375 East 2170 South, Saint George, UT 84790

DATED this 11th day of January, 2024.

Farnes G. Egbert
FARNES G. EGBERT

STATE OF UTAH)
COUNTY OF WASHINGTON)
SS.

On this 16th day of January, 2024, personally appeared before me, a Notary Public, FARNES G. EGBERT, who acknowledged to me that he executed the above instrument as the Successor Trustee of the FARNES EGBERT FAMILY TRUST, originally dated February 27, 2007.

WILLIAM E. MILLER
NOTARY PUBLIC



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2020012201

Delores Elizabeth Egbert

DECEDENT INFORMATION

Date of Death:	August 1, 2020	Time of Death:	01:50
City of Death:	St George	County of Death:	Washington
Age:	85	Date of Birth:	July 21, 1935
Place of Birth:	West Jordan, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Farnes G Egbert	Usual Occupation:	Home Maker
Industry/Business:	Own Home	Education:	Some College but No Degree
Residence:	St George, Utah	Parent or Father:	Frederick Joachim Christian Burmester Jr
Parent or Mother:	Frieda Josephine Barthel	Facility Type:	Home
Facility or Address:	3375 East 2170 South		

INFORMANT INFORMATION

Name:	Andrew Earl Egbert	Relationship:	Son
Mailing Address:	3207 West 2650 South, Hurricane, Utah 84737		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Washington City Cemetery, Washington, Utah
Date of Disposition:	August 8, 2020

FUNERAL HOME INFORMATION

Funeral Home:	Hughes Mortuary
Address:	1037 East 700 South, St George, Utah 84790
Funeral Director:	Jimmie B Hughes

MEDICAL CERTIFICATION

Medical Professional:	Cort Leavitt MD, Intermountain Medical Center, 1380 East Medical Center Drive, St George, Utah 84790
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CAUSE OF DEATH

Non-Traumatic Intraventricular Hemorrhage
 Due to (or as a consequence of): Hypertension
 Tobacco Use: Non-user

Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: August 4, 2020

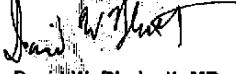
Date Issued: August 4, 2020

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
 Security features of this official document include: High Resolution Border, V & R images in top cycloids, and microtext.
 This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.


 Linda S. Wininger LCSW
 State Registrar
 Rev. 4/19



066426440


 David W. Blodgett, MD
 Director/Health Officer



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Affidavit Page 1 of 1
Gary Christensen Washington County Recorder
01/23/2024 09:05:46 AM Fee \$40.00 By KURT A.
JOHNSON, ESQ., P.C.

MAIL TAX NOTICE TO:

FARNES G. EGBERT

3375 East 2170 South

Saint George, UT 84790

CORRECTIVE AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF UTAH
SS:
COUNTY OF WASHINGTON

AFFIANT, being first duly sworn, deposes and says:

1. That FARNES G. EGBTERT and DELORES B. EGBTERT created the FARNES EGBTERT FAMILY TRUST on June 1, 1996, wherein FARNES G. EGBTERT and DELORES B. EGBTERT were serving as the Trustees.

2. That DELORES B. EGBERT, aka DELORES ELIZABETH EGBERT, died on August 1, 2020, and a certified copy of the Death Certificate was previously recorded.

3. That FARNES G. EGBERT is named in said Trust as the Successor Trustee of the Trust; and he hereby files this certificate and accepts the Trusteeship of the FARNES EGBERT FAMILY TRUST, originally dated June 1, 1996.

4. That there is real property owned by the Trust located in Washington County, State of Utah, described as follows:

All of Lot 3, MAJESTIC VALLEY ESTATES, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TAX ID#: SG-MAVE-3

More commonly known as: 3375 East 2170 South, Saint George, UT 84790

This Document is being recorded to correct the Trust Date on Doc ID20240001475.

DATED this 23rd day of January, 2024.

FARNES G. EGBERT

STATE OF UTAH)
COUNTY OF WASHINGTON) SS.

On this 12 day of January, 2024, personally appeared before me, a Notary Public, FARNES G. EGBERT, who acknowledged to me that he executed the above instrument as the Successor Trustee of the FARNES EGBERT FAMILY TRUST, originally dated June 1, 1996.

NOTARY PUBLIC



Affidavit & Death Certificate Page 1 of 3
Gary Christensen Washington County Recorder
04/24/2025 02:38:56 PM Fee \$40.00 By KURT A.
JOHNSON, ESQ., P.C.

MAIL TAX NOTICE TO:

ANDREW E. EGBERT
4501 South 1200 West
Hurricane, UT 84737

AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF UTAH }
SS: }
COUNTY OF WASHINGTON }

AFFIANT, being first duly sworn, deposes and says:

1. That FARNES G. EGBERT and DELORES B. EGBERT created the FARNES EGBERT FAMILY TRUST on June 1, 1996, wherein FARNES G. EGBERT was serving as the Trustee.
 2. That FARNES G. EGBERT died on April 8, 2025, and a certified copy of the Death Certificate is attached hereto and by this reference incorporated herein.
 3. That ANDREW E. EGBERT is named in said Trust as the Successor Trustee of the Trust; and he hereby files this certificate and accepts the Trusteeship of the FARNES EGBERT FAMILY TRUST, originally dated June 1, 1996.
 4. That there is real property owned by the Trust located in Washington County, State of Utah, described as follows:

See attached Exhibit "A" for legal description.

DATED this 24th day of April, 2025.

~~ANDREW E. EGBERT~~

STATE OF UTAH)
COUNTY OF WASHINGTON) SS.

On this 24th day of April, 2025, personally appeared before me, a Notary Public, ANDREW E. EGBERT, who acknowledged to me that he executed the above instrument as the Successor Trustee of the FARNES EGBERT FAMILY TRUST, originally dated June 1, 1996.

NOTARY PUBLIC

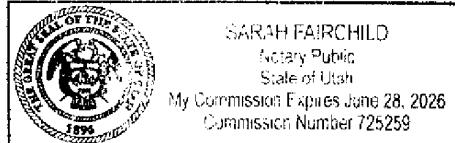


EXHIBIT "A"

All of Lot 3, MAJESTIC VALLEY ESTATES, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TAX ID#: SG-MAVE-3

More commonly known as: 3375 East 2170 South, Saint George, UT 84790

STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2025006482

Farnes G Egbert

DECEDENT INFORMATION

Date of Death:	April 8, 2025	Time of Death:	08:06
City of Death:	St George	County of Death:	Washington
Age:	91	Date of Birth:	February 26, 1934
Place of Birth:	West Jordan, Utah	Sex:	Male
Armed Services:	Yes	Marital Status:	Widowed
Spouse's Name:		Usual Occupation:	Rancher
Industry/Business:	Agriculture	Education:	Some College but No Degree
Residence:	St George, Utah	Father's Name:	Wilford Earl Egbert
Mother's Name:	Olivia Melvina Gardner	Facility Type:	Home
Facility or Address:	3375 East 2170 South		

INFORMANT INFORMATION

Name:	Andrew Egbert	Relationship:	Son
Mailing Address:	4501 South 1200 West, Hurricane, Utah 84737		

DISPOSITION INFORMATION

Method of Disposition:	Burial
Place of Disposition:	Washington City Cemetery, Washington, Utah
Date of Disposition:	April 19, 2025

FUNERAL HOME INFORMATION

Funeral Home:	Hughes Mortuary
Address:	1037 East 700 South, St George, Utah 84790
Funeral Director:	Jimmie B Hughes

MEDICAL CERTIFICATION

Certifying Physician:	Loren Kyle Gulbranson MD, Intermountain Medical Center, 1380 E Medical Center Drive, Saint George, Utah 84790
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CAUSE OF DEATH

Cerebrovascular Accident [Onset: 5 Weeks]

Tobacco Use: Non-user

Medical Examiner Contacted: Unknown Autopsy Performed: No Manner of Death: Natural

Date Registered: April 11, 2025

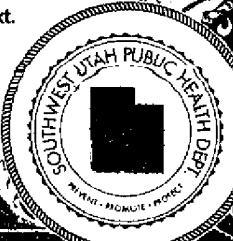
Date Issued: April 11, 2025

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics. Security features of this official document include: Intaglio Border, V & R Images in top cycloids, and intaglio microtext. This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.

Linda S. Winingar, MSW, LCSW
 State Registrar
 Rev 12/20



David W. Blodgett, MD, MPH
 Director/Health Officer



Affidavit Page 1 of 2

Gary Christensen Washington County Recorder
05/12/2025 09:15:51 AM Fee \$40.00 By KURT A.
JOHNSON, ESQ., P.C.

MAIL TAX NOTICE TO:

ANDREW E. EGBERT, Successor Trustee
4501 South 1200 West
Hurricane, UT 84737

CORRECTIVE AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF UTAH
SS:
COUNTY OF WASHINGTON

AFFIANT, being first duly sworn, deposes and says:

1. That FARNES G. EGBERT and DELORES B. EGBERT created the FARNES G. EGBERT FAMILY TRUST on June 1, 1996, wherein FARNES G. EGBERT and DELORES B. EGBERT were serving as the Trustees.
 2. That FARNES G. EGBERT died on April 8, 2025, and a certified copy of the Death Certificate was previously recorded.
 3. That DELORES B. EGBERT, aka DELORES ELIZABETH EGBERT, died on August 1, 2020, and a certified copy of the Death Certificate was previously recorded.
 4. Both FARNES G. EGBERT and DELORES B. EGBERT are named as the parties in that certain Warranty Deed, recorded as Instrument No. 20070010293 on February 28, 2007.
 5. That ANDREW E. EGBERT is named in said Trust as the Successor Trustee of the Trust; and he hereby files this certificate and accepts the Trusteeship of the FARNES G. EGBERT FAMILY TRUST, originally dated June 1, 1996.
 6. That there is real property owned by the Trust located in Washington County, State of Utah, described as follows:

See attached Exhibit "A" for legal description.

This Document is being recorded to correct the Trust Name on Doc ID 20240001475 and Doc ID 20250014001.

DATED this 12th day of May, 2025.

~~ANDREW E. EGBERT~~

STATE OF UTAH)
COUNTY OF WASHINGTON)
SS.

On this 24 day of May, 2025, personally appeared before me, a Notary Public, ANDREW E. EGBERT, who acknowledged to me that he executed the above instrument as the Successor Trustee of the FARNES G. EGBERT FAMILY TRUST, originally dated June 1, 1996.

NOTARY PUBLIC

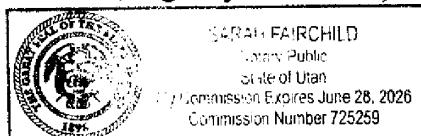


EXHIBIT "A"

All of Lot 3, MAJESTIC VALLEY ESTATES, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TAX ID#: SG-MAVE-3

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