

Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
12/27/2021 02:47:38 PM Fee \$40.00 By  
PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance  
Agency, LLC  
95035-21

After Recording Mail Tax Notice To:  
5801 South Garnet Drive  
Unit 2301  
St. George, UT 84790

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Visionary Desert Color Condominiums, LLC**

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by **Allan R. Peterson, Trustee of the Allan R. Peterson Revocable Trust, dated June 27, 2018**

GRANTEE(S), of 5801 South Garnet Drive, Unit 2301, St. George, UT 84790 hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in Washington County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

**TOGETHER WITH** all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

**Tax Serial No. SG-AUBC-18A-2301**

**Witness our hands on 23rd day of December, 2021**

**Grantor:**

Visionary Desert Color Condominiums, LLC, a Utah Limited Liability Company

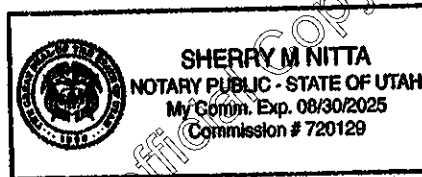
By: *Karen Nicholes*  
Karen Nicholes, Financial Advisor

STATE OF UTAH  
COUNTY OF CACHE

On this 23rd day of December, 2021, personally appeared Karen Nicholes, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Financial Advisor of Visionary Desert Color Condominiums, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Financial Advisor acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

*Sherry M Nitta*  
Notary Public



**EXHIBIT A**

**Property 1:**

**UNIT 2301, AUBURN HILLS PHASE 18A CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20210078824 AND MAP FILING NO. 4761 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20210078825 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).**

**ALSO UNIT 2301, (GARAGE), AUBURN HILLS PHASE 18A CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20210078824 AND MAP FILING NO. 4761 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20210078825 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).**

**TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.**