

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
05/12/2022 10:58:53 AM Fee \$40.00 By  
PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance  
Agency, LLC  
93045-21

After Recording Mail Tax Notice To:  
445 South 360 West  
Orem, UT 84058

Space Above This Line for Recorder's Use

**WARRANTY DEED**

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

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

**Gary Richards and Cidne Richards**

GRANTEE(S), of 5816 South Cardinal Wing Drive, St. George, UT 84790

hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in  
Washington County, UT:

LOT 11, INCLUSIVE, AUBURN HILLS PHASE 3B, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY  
RECORDER'S OFFICE.

**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-AUB-3B-11**

Witness our hands on 9<sup>th</sup> day of May, 2022

**Grantor:**

Visionary Desert Color, LLC, a Utah Limited Liability Company

By: *Karen Nicholes*  
Karen Nicholes, Financial Advisor

STATE OF UTAH  
COUNTY OF CACHE

On this 9<sup>th</sup> day of May, 2022, 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, 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.

*Hannah Shelton*  
Notary Public

