

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
05/01/2023 01:49:20 PM Fee \$40.00 By
PROSPECT TITLE INSURANCE



**Prepared By Prospect Title Insurance
Agency, LLC
100569-23**

**Mail Property Tax Notice to:
5801 South Garnet Drive
Unit 5302
St. George, UT 84790**

Space Above This Line for Recorder's Use

WARRANTY DEED

GRANTOR(S) Visionary Desert Color Condominiums, LLC, a Utah Limited Liability Company

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) Todd Hohbein and Amy Hohbein, as joint tenants

for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Washington County, State of Utah:

See Attached Exhibit "A"

Tax Parcel No. SG-AUBC-18E-5-5302

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants, Conditions and Restrictions now of record.

WITNESS our hands on 19th day of April, 2023.

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

By: Leslie Hill
Leslie Hill, Authorized Representative

STATE OF UTAH
COUNTY OF CACHE

On this 19th day of April, 2023, personally appeared Leslie Hill, Authorized Representative of Visionary Desert Color Condominiums, LLC, 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 Authorized Representative 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 Authorized Representative acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Hannah Shelton
Notary Public

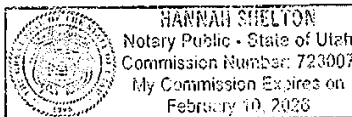


EXHIBIT A

UNIT 5302, AUBURN HILLS PHASE 18E CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20220041108 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 5302, (GARAGE), AUBURN HILLS PHASE 18E CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20220041108 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.