



ENT 16550:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 07 01:33 PM FEE 40.00 BY CS  
RECORDED FOR Prospect Title Insurance  
ELECTRONICALLY RECORDED

**Prepared By Prospect Title Insurance  
Agency, LLC  
110616-25**

**After Recording Mail Tax Notice To:  
34 South Starlight Lane  
Mapleton, UT 84664**

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Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Visionary Homes 2022, 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

**John Douglas Gardner and Brooklyn Holman, as joint tenants**

GRANTEE(S), of 34 South Starlight Lane, Mapleton, UT 84664

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

Lot 428, Sunrise Ranch, Phase "O", AMD, according to the official plat thereof on file  
and of record in the Utah 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. 71-011-0428**

**Witness our hands on 3rd day of March, 2025**

**Grantor:**

Visionary Homes 2022, LLC, a Utah Limited Liability Company

By: Leslie Hill  
Leslie Hill, Financial Advisor

STATE OF UTAH  
COUNTY OF CACHE

On this 3 day of March, 2025, personally appeared Leslie Hill, Financial Advisor of Visionary Homes 2022, LLC, a Utah Limited Liability Company 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 Homes 2022, LLC, a Utah Limited Liability Company 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.

Kaye Lucherini  
Notary Public

