

Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
06/18/2021 10:27:45 AM Fee \$40.00 By  
VANGUARD TITLE INSURANCE AGENCY, LLC-  
ST GEORGE BLVD

**Vanguard Title Insurance Agency, LLC**  
Mail Tax Notices to Grantee and  
**WHEN RECORDED RETURN TO:**  
Ryan W. Price and Devin Osterhout and  
Nancy Walnum and Chad W. Askerlund, and Barrett Nelson  
726 W 3275 N  
Lehi, UT 84043  
File No.: 60356-KB

### **WARRANTY DEED**

**GRANTOR(S): Visionary Desert Color, LLC, a Utah Limited Liability Company**  
hereby CONVEY(S) and WARRANT(S) to:

**GRANTEE(S): Ryan W Price and Devin Osterhout and Nancy Walnum  
and Chad W Askerlund and Barrett Nelson**

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:

**All of Lot 17, Auburn Hills Phase 3A, a Subdivision according to the Official Plat thereof, on file in  
the Office of the Recorder of Washington County, State of Utah.**

**Tax Parcel No.: SG-AUB-3A-17**

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

**WITNESS, the hand(s) of said Grantor(s), EXECUTED this 7th day of June, 2021.**

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

BY: *Karen Nicholes*  
Authorized Representative *Karen Nicholes*

State of Utah }  
}ss.

County of Cache

On this 7th day of ~~May~~ June, 2021, personally appeared before me Karen Dicholes, the Authorized Representative for Visionary Desert Color, LLC, a Utah Limited Liability Company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public

