

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
01/04/2024 10:33:17 AM Fee \$40.00 By
PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance
Agency, LLC
103589-23

Mail Property Tax Notice to:
356 W. Old Highway 91, Unit 69
Wins, UT. 84738

Space Above This Line for Recorder's Use

WARRANTY DEED

GRANTOR(S) Visionary Homes 2020 LLC

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) Michael Leon Lanphear and Khaled Al Hamed, 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. I-AZA-2and3and4-69

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

WITNESS our hands on 13th day of December, 2023.

WARRANTY DEED

Grantor:

Visionary Homes 2020 LLC

By: Leslie Hill
Leslie Hill, Authorized Representative

STATE OF UTAH
COUNTY OF CACHE

On this 13 day of December, 2023, personally appeared Leslie Hill, Authorized Representative of Visionary Homes 2020 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 Homes 2020 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.

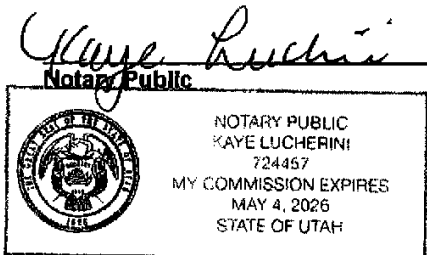


EXHIBIT A

Unit 89, Building Q, Azalea Townhomes Phase 2, 3, & 4, a Planned Unit Development, according to the Official Plat thereof, recorded March 15, 2022 on file and of record as Entry No. 20220014873, in the Office of the Washington County Recorder.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas Facilities Included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

WARRANTY DEED