



E 3485087 B 8040 P 535-537  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/29/2022 11:39:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR PROSPECT TITLE INS AGENCY

Prepared By Prospect Title Insurance  
Agency, LLC  
96731-22

After Recording Mail Tax Notice To:  
PO Box 346  
Kaysville, UT 84037

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Visionary Homes 2020, LLC**

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

**TM Price Investments LLC, a Limited Liability Company**

GRANTEE(S), of 1091 North 1840 West, Farmington, UT 84025

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

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND  
MADE A PART HEREOF.

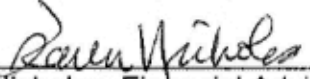
**TOGETHER WITH** all rights, privileges and appurtenances belonging or in anywise  
appertaining thereto, being subject, however, to easements, rights of way, restrictions,  
etc., of record or enforceable in law or equity.

**Tax Serial No. 08-635-0127**

**Witness our hands on 15<sup>th</sup> day of June, 2022**

**Grantor:**

Visionary Homes 2020, LLC, a Utah Limited Liability Company

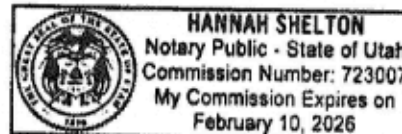
By:   
Karen Nicholes, Financial Advisor

STATE OF UTAH  
COUNTY OF CACHE

On this 15<sup>th</sup> day of June, 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 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 Financial Advisor acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
Notary Public



**EXHIBIT A**

Property 1:

Lot 127, ARROWGATE PHASE 1, a Planned Unit Development, according to the official plat thereof, on file and of record in the office of the Davis 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 which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and 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).