



Prepared By Prospect Title Insurance
Agency, LLC
101514-23

After Recording Mail Tax Notice To:
2427 Main Street
Logan, UT 84341

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

Visionary Homes 2022, LLC, a Utah Limited Liability Company

GRANTEE(S), of 2427 Main Street, Logan, UT 84341

hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in
Box Elder 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. 03-082-0142

Witness our hands on 4 day of May, 2023

Grantor:

Visionary Homes 2020, LLC

Brad Robinson
By: Brad Robinson
Its: Authorized Agent

STATE OF UTAH
COUNTY OF CACHE

On this 4th day of May, 2023, personally appeared Brad Robinson,
Authorized Agent 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 Agent 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 Agent acknowledged to me said Limited Liability Company
executed the same.

Witness my hand and official seal.

Hannah Shelton
Notary Public

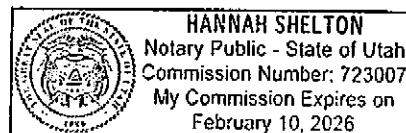


EXHIBIT A

Property 1:

A PART OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 500 WEST STREET AND AN EXISTING FENCE LINE LOCATED NORTH 01°11'34" WEST ALONG THE WEST LINE OF SAID SECTION 1963.96 FEET (NORTH 01°12'20" WEST 1963.07 FEET RECORD) AND NORTH 88°36'17" EAST 822.52 FEET (823.70 FEET RECORD) AND NORTH 00°14'38" EAST 827.68 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 89°28'12" EAST ALONG SAID FENCE LINE 1918.85 FEET TO THE WEST RIGHT OF WAY LINE OF MAIN STREET; THENCE SOUTH 01°46'25" WEST 79.31 FEET; SOUTH 01°54'42" WEST 1137.27 FEET (SOUTH 02°29'09" WEST 1138.05 FEET HIGHWAY RECORD) TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 13; THENCE SOUTH 89°24'43" WEST ALONG SAID RIGHT OF WAY LINE 39.00 FEET; THENCE NORTH 02°36'04" EAST 72.69 FEET; THENCE SOUTH 89°24'43" WEST 142.60 FEET; THENCE NORTH 54°12'54" WEST 79.00 FEET; THENCE SOUTH 35°47'06" WEST 43.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 13; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES, NORTH 54°12'54" WEST 124.16 FEET; THENCE ALONG THE ARC OF A 10 CHORD SPIRAL CURVE TO THE LEFT, HAVING A RADIUS OF 1196.31 FEET, A DISTANCE OF 621.90 FEET, CHORD BEARS NORTH 67°54'28" WEST 619.51 FEET; THENCE NORTH 88°49'41" WEST ALONG THE CHORD OF A TRANSITION TO THE LEFT FROM SAID 10 CHORD SPIRAL CURVE 196.52 FEET; THENCE NORTH 01°23'43" WEST 40.43 FEET; THENCE NORTH 44°31'32" WEST 357.39 FEET; THENCE NORTH 46°56'21" WEST 306.00 FEET; THENCE SOUTH 66°28'49" WEST 66.01 FEET; THENCE SOUTH 27°49'53" WEST 181.55 FEET; THENCE NORTH 62°10'07" WEST 20.00 FEET; THENCE NORTH 27°49'53" EAST 175.29 FEET; THENCE NORTH 32°42'45" WEST 119.18 FEET; THENCE NORTH 89°45'22" WEST 120.00 FEET TO SAID EAST RIGHT OF WAY LINE OF 500 WEST STREET; THENCE NORTH 00°14'38" EAST ALONG SAID RIGHT OF WAY LINE 267.63 FEET TO THE POINT OF BEGINNING.

SITUATE IN BOX ELDER COUNTY, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459634, IN BOOK 1544, AT PAGE 361, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 6 & 7, PHASE 1,

BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE NORTH 48°45'30" WEST 19.76 FEET TO A FENCE LINE; THENCE NORTH 28°14'30" EAST ALONG A FENCE LINE 111.53 FEET; THENCE SOUTH 78°36'30" EAST 19.21 FEET TO A REAR CORNER OF SAID LOT 6; THENCE SOUTH 27°49'53" WEST ALONG THE REAR LOT LINE OF SAID LOT 121.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459633, IN BOOK 1544, AT PAGE 360, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 6 & 7, PHASE 1, BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE SOUTH 27°49'53" WEST 60.00 FEET ALONG THE REAR LINE OF LOT 6 TO ITS COMMON REAR CORNER WITH LOT 13; THENCE NORTH 62°10'07" WEST 19.68 FEET ALONG THE REAR LOT LINE OF SAID LOT 13 TO A FENCE LINE; THENCE NORTH 28°14'30" EAST ALONG A FENCE LINE 64.59 FEET; THENCE SOUTH 48°45'30" EAST 19.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459632, IN BOOK 1544, AT PAGE 359, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 14 & 15, PHASE 1, BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE SOUTH 89°45'22" EAST 0.96 FEET TO A FENCE LINE; THENCE SOUTH 28°14'30" WEST ALONG A FENCE LINE 74.18 FEET TO THE REAR LINE OF LOT 13; THENCE NORTH 62°10'07" WEST ALONG SAID REAR LOT LINE 0.32 FEET TO THE REAR LOT LINE OF SAID LOT 14; THENCE NORTH 27°49'53" EAST ALONG SAID REAR

LOT LINE 73.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459631, IN BOOK 1544, AT PAGE 358, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR COINER OF LOTS 14 & 15, PHASE 1, BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE NORTH 27°49'53" EAST 101.55 FEET ALONG THE REAR LOT LINE OF SAID LOT 15 TO ITS COMMON REAR CORNER WITH LOT 16; THENCE SOUTH 89°45'22" EAST 1.78 FEET TO A FENCE LINE; THENCE SOUTH 28°14'30" WEST ALONG A FENCE LINE 101.93 FEET; THENCE NORTH 89°45'22" WEST 0.96 FEET TO THE POINT OF BEGINNING.