

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
02/11/2021 02:43:41 PM Fee \$46.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
CW Desert Color, LLC
1222 W. Legacy Crossing Blvd, Ste 6
Centerville, UT 84014-5570

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **363-6108753 (JB)**
A.P.N.: **SG-DCR-2B-33; SG-DCR-2B-(63-65); SG-DCR-2F-(38-40), SG-DCR-2F-(54-59)**

Desert Color St. George, LLC, Grantor, of **Saint George**, **Washington** County, State of **UT**, hereby
CONVEYS AND WARRANTS only as against all claiming by, through or under it to

CW Desert Color, LLC, a **Utah limited liability company**, Grantee, of **Centerville**, **Davis** County,
State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following
described tract(s) of land in **washington** County, State of **Utah**:

PARCEL 1:

**LOTS 33, 63, 64, AND 65, DESERT COLOR RESORT PHASE 2B, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S
OFFICE.**

PARCEL 2:

**LOTS 38, 39, 40, 54, 55, 56, 57, 58 AND 59, DESERT COLOR RESORT PHASE 2F, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY
RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for
the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 10**, 2021 .

Desert Color St. George, LLC, a Utah limited liability company

By: Desert Color Manager, LLC, a Utah limited liability company, its Manager

By: [Signature]
Name: Mitchell A. Dansie
Title: Manager

STATE OF UTAH)
County of WASHINGTON) ss.

On FEBRUARY 10, 2021, before me, the undersigned Notary Public, personally appeared **Mitchell A. Dansie, Manager of Desert Color Manager, LLC, Manager of Desert Color St. George, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 02-08-2025

[Signature]
Notary Public

