

Special Warranty Deed Page 1 of 7
Gary Christensen Washington County Recorder
12/23/2021 11:48:32 AM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

WHEN RECORDED RETURN TO:

CW Desert Color, LLC
1222 W. Legacy Crossing Blvd, Ste 6
Centerville, UT 84014-5570

363-6140770

SPECIAL WARRANTY DEED

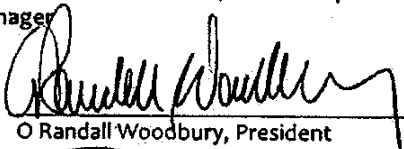
Desert Color Commercial L.L.C., a Utah limited liability company, of c/o Woodbury Corporation, 2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109 ("Grantor"), hereby conveys and warrants only against all who claim by, through, or under the Grantor, to CW Desert Color, LLC, a Utah limited liability company ("Grantee"), subject to all matters of record, matters disclosed to, or discovered by Grantee prior to recording of this deed, and matters ascertainable through a physical inspection of the Property, for the sum of Ten and 00/100 Dollars (\$10.00), the following described tract of land in Washington County, Utah, to wit:

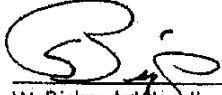
See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Effective this 22 day of DECEMBER, 2021.

DESERT COLOR COMMERCIAL L.L.C.,
a Utah limited liability company

By: **WOODBURY CORPORATION, a Utah corporation,**
Its Manager

By: 
O Randall Woodbury, President

By: 
W. Richards Woodbury, Chairman
Scott S. Bishop, CFO

By: **PROPERTY ENHANCEMENT GROUP, INC.**
a Utah corporation, Its Manager

By: SIGNED IN COUNTERPART
Cameron Gunter, Director

By: **BLUE DIAMOND CAPITAL, LLC, a Utah limited liability company, its**
Manager

By: SIGNED IN COUNTERPART
Michael C. Bingham, Manager

WHEN RECORDED RETURN TO:

CW Desert Color, LLC
1222 W. Legacy Crossing Blvd, Ste 6
Centerville, UT 84014-5570

363-6140770

SPECIAL WARRANTY DEED

Desert Color Commercial L.L.C., a Utah limited liability company, of c/o Woodbury Corporation, 2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109 (“Grantor”), hereby conveys and warrants only against all who claim by, through, or under the Grantor, to CW Desert Color, LLC, a Utah limited liability company (“Grantee”), subject to all matters of record, matters disclosed to, or discovered by Grantee prior to recording of this deed, and matters ascertainable through a physical inspection of the Property, for the sum of Ten and 00/100 Dollars (\$10.00), the following described tract of land in Washington County, Utah, to wit:

See Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”).

Effective this 22 day of DECEMBER, 2021.

DESERT COLOR COMMERCIAL L.L.C.,
a Utah limited liability company

By: **WOODBURY CORPORATION, a Utah corporation,**
Its Manager

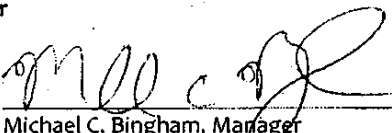
By: SIGNED IN COUNTERPART
O Randall Woodbury, President

By: SIGNED IN COUNTERPART
W. Richards Woodbury, Chairman

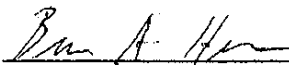
By: **PROPERTY ENHANCEMENT GROUP, INC.**
a Utah corporation, Its Manager

By: 
Cameron Gunter, Director

By: **BLUE DIAMOND CAPITAL, LLC, a Utah limited liability company, Its**
Manager

By: 
Michael C. Bingham, Manager

By: **GWC CAPITAL, LLC, a Utah limited liability company,
Its Manager**

By: 

Brandon A. Henrie, Manager

[Acknowledgments Begin on Following Page]

ACKNOWLEDGMENTS

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

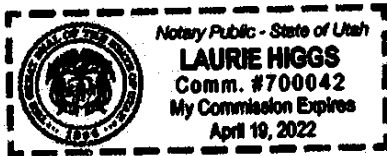
On the 23rd day of December 2021, before me personally appeared O. RANDALL WOODBURY, to me personally known, who being by me duly sworn did say that he is the President of WOODBURY CORPORATION, a Utah corporation, known to be the Manager of DESERT COLOR COMMERCIAL L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 23rd day of December 2021, before me personally appeared Scott S. Bishop, to me personally known, who being by me duly sworn did say that he is the Chairman of WOODBURY CORPORATION, a Utah corporation, known to be the Manager of DESERT COLOR COMMERCIAL L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

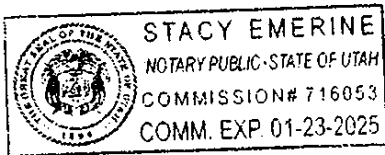


Laurie Higgs
Notary Public

Handwritten initials/signature

STATE OF UTAH)
)
COUNTY OF Utah) : ss.

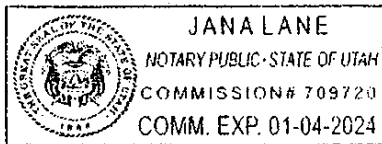
On the 22nd day of December 2021, before me personally appeared Michael C Bingham, to me personally known, who being by me duly sworn did say that he is the Manager of BLUE DIAMOND CAPITAL, a Utah limited liability company, known to be the Manager of DESERT COLOR COMMERCIAL L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Stacy Emerine
Notary Public

STATE OF UTAH)
)
COUNTY OF Utah) : ss.

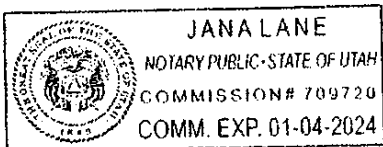
On the 22nd day of December 2021, before me personally appeared Cameron Bunter, to me personally known, who being by me duly sworn did say that he is the Director of PROPERTY ENHANCEMENT GROUP, INC., a Utah corporation, known to be the Manager of DESERT COLOR COMMERCIAL L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Jana Lane
Notary Public

STATE OF UTAH)
)
COUNTY OF Utah) : ss.

On the 22nd day of December 2021, before me personally appeared Brandon A. Henrie, to me personally known, who being by me duly sworn did say that he is the Manager of GWC CAPITAL, LLC, a Utah limited liability company, known to be the Manager of DESERT COLOR COMMERCIAL L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Jana Lane
Notary Public

*[End of Acknowledgements]
[Exhibit "A" Begins on Following Page]*

EXHIBIT "A"
Legal Description of the Property

LOT 2, DESERT COLOR ATKINVILLE RESORT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

[End of Exhibit "i"]