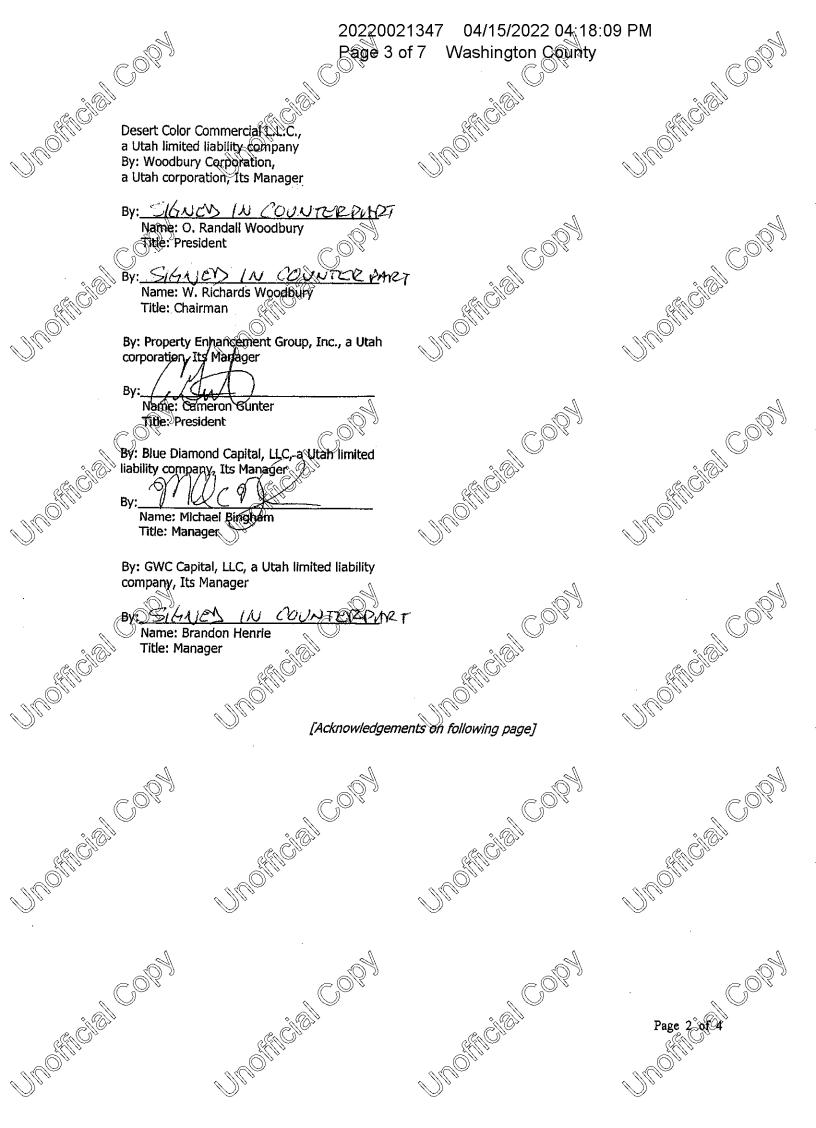
DOC ID 20220021347 Special Warranty Deed Page 1 of 7 Gary Christensen Washington County Recorder 04/15/2022 04 08:09 PM Fee \$40.00 By FIRST AMERICAN ST. GEORGE MAIN Recording Requested by: First American Title Insurance Company 50 East 100 South, Suite 100 Št. George, UT 84770 (435)673-5491 Mail Tax Notices to and AFTER RECORDING RETURN TO: GB Atkinville, LLC 1445 East Golden Eagle Drive Alpine, UT 84004 SPACE ABOVE THIS LINE (3 1/2 X 5") FOR RECORDER'S USE Escrow No: 363-6169559 (JB) A.P.N.: SG-DCAR-1 Desert Color Commercial L.L.C., a Utah limited liabiliy company, of c/o Woodbury corporation, 2733 E-Rayleys Way, Suite 300, Salt Lake City, Utah 84109 ("Grantor"), hereby CONVEYS AND WARRANTS only as against all claiming by through or under it to GB Atkinville, LLC, a Utah limited liability company, ("Grantee") of 1445 East Golden Eagle Drive, Alpine, Utah 84004, for the sum of ren Dollars and other good and valuable considerations the following described tract(s) of land in Washington County, State of Utah to wit: LOT 1, DESERT COLOR ATKINVILLE RESORT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE. Subject to easements, restrictions, rights of way, and all other matters appearing of record and general property taxes for the year 2022 and thereafter. Effective this 🛂 day of [Signatures on following page]

20220021347 04/15/2022 04:18:09 PM Page 2 of 7 Washington County DESERT COLOR COMMERCIAL L.L. Itah limited liability company WOODBURY CORPORATION, corporation, Its Manager Name: O. Randall Woodbury Title: President ∖Title: Chairman By: PROPERTY ENHANCEMENT GROUP, INC., a Utah corporation, Its Manager Title: President By: BLUE DIAMOND CAPITAL, LLC, a Utah limited liability company, Its Manager Name: Michael Bingham Title: Manager By: GWC CAPITAL, LLC. a Utah limited liability company, Its Manager Name: Brandon Henrie Title: Manager Acknowledgements on following page] Page 2 65 4



		· · · · · · · · · · · · · · · · · · ·	2022002134 Page 4 of 7	7 04/15/202 Washington	22 04:18:09 PM County		
)				
ŢŖŢĈ	STATE OF	<u>Utah</u>))ss.				
	County of	Sat Lake))		1 d		
	on Apri	17,2022			ndersigned Notary		
	corporation, a	ared <mark>W. Richards Wood</mark> s <mark>Manager of Desert C</mark>	olor Commercia	al, L.L.C., person	nally known to me (or proved	
		sis of satisfactory evidend at and acknowledged to m					(C)
		city(ies) and that his/her/ vhich the person(s) acted			ent the person(s) or	the entity) \
a Chi C		ind and official seal.	•				
	, , , , , , , , , , , , , , , , , , ,			17	~ /		
	My Commission	TIFFANY ST Notary Public Sta My Commission E March 09, Comm. Number	ate of Utah Expires on: 2026	Public		12 M	
	STATE OF	Utah			los	<	Ro
	County of	Salt Lake) SS.	, (
*	On Apr	117,2022	<u></u> ,	before mê, the ur	ndersigned Notary F	Public, 💸 💮	
	corporation, as	ared O. Råndall Woodb s Manager of Desert C	olor Commercia	al, L.L.C., person	hally known to me (or proved	
NU	within instrumer	sis of satisfactory evidend at and acknowledged to n	ne that he/she/th	ey executed the	same in his/her/the	eir eine	
		city(ies) and that his/her/ vhich the person(s) acted			• • • • • • • • • • • • • • • • • • • •	•	
	•				los	<	Ro
			II II	und &	The same		
	My Commission	TIFFANY STEELE TIFFANY STEELE State of Tiffe TIFFANY STEELE TIFFANY STEELE TIFFAN	f Utah Notary	Public			
		(Nace) 09, 2026 Comm Number: 72	3088				
M	STATE OF		 / . \	100	14	$\sim \langle \langle \rangle \rangle$	
)SS.)) "			
	County of)ss.)) ⁴			
	County of On	ured Michael Ringham.) , [ndersigned Notary F		
	Onpersonally appear	ared Michael Bingham, commercial, L.L.C., pers), I, I Manager of Blue consider known to	ue Diamond Cap me (or proved to	ndersigned Notary F pital, LLC, as Man		
*	Onpersonally appear Color C satisfactory evidence	ommercial, L.L.C., persence) to be the person(s)	Manager of Blu Onally known to whose name(s)	ue Diamond Cap me (or proved to is/are subscribed	ndersigned Notary F pital, LLC, as Man the on the basis of the within instru	Public, nager of ument and	
	Onpersonally appear Color C satisfactory evidence	ommercial, L.L.C., persence) to be the person(s)	Manager of Blu Onally known to whose name(s)	ue Diamond Cap me (or proved to is/are subscribed	ndersigned Notary F pital, LLC, as Man the on the basis of the within instru	Public, nager of ument and	
	Onpersonally appeared color C satisfactory evide acknowledged to that his/her/theiperson(s) acted,	ommercial, L.L.C., persence) to be the person(s)	Manager of Blu Onally known to whose name(s)	ue Diamond Cap me (or proved to is/are subscribed	ndersigned Notary F pital, LLC, as Man the on the basis of the within instru	Public, nager of ument and	
	Onpersonally appeared color C satisfactory evide acknowledged to that his/her/theiperson(s) acted,	ommercial, L.L.C., persence) to be the person(s) of me that he/she/they extra signature(s) on the instrument executed the instrument and official seal.	Manager of Blusonally known to whose name(s) ecuted the same rument the personal	me (or proved to is/are subscribed in his/her/their a on(s) or the entity	ndersigned Notary F pital, LLC, as Man the on the basis of the within instru	Public, nager of ument and	
	Onpersonally appear Desert Color C satisfactory evide acknowledged to that his/her/theiperson(s) acted, WITNESS my ha	ommercial, L.L.C., persence) to be the person(s) of me that he/she/they extra signature(s) on the instrument executed the instrument and official seal.	Manager of Blusonally known to whose name(s) ecuted the same rument the personal	me (or proved to is/are subscribed in his/her/their a on(s) or the entity	ndersigned Notary F pital LLC, as Man one on the basis of to the within instra outhorized capacity(or upon behalf of wh	Public, nager of ument and	
	Onpersonally appear Desert Color C satisfactory evide acknowledged to that his/her/theiperson(s) acted, WITNESS my ha	ommercial, L.L.C., persence) to be the person(s) of me that he/she/they extra signature(s) on the instrument executed the instrument and official seal.	Manager of Blusonally known to whose name(s) ecuted the same rument the personal	me (or proved to is/are subscribed in his/her/their a on(s) or the entity	ndersigned Notary F pital, LLC, as Man one on the basis of to the within instru outhorized capacity(or upon behalf of wh	Public, nager of ument and ies) and ich the	
	Onpersonally appear Desert Color C satisfactory evide acknowledged to that his/her/theiperson(s) acted, WITNESS my ha	ommercial, L.L.C., persence) to be the person(s) of me that he/she/they extra signature(s) on the instrument executed the instrument and official seal.	Manager of Blusonally known to whose name(s) ecuted the same rument the personal	me (or proved to is/are subscribed in his/her/their a on(s) or the entity	ndersigned Notary F pital, LLC, as Man one on the basis of to the within instru outhorized capacity(or upon behalf of wh	Public, nager of ument and ies) and ich the	
	Onpersonally appear Desert Color C satisfactory evide acknowledged to that his/her/theiperson(s) acted, WITNESS my ha	ommercial, L.L.C., persence) to be the person(s) of me that he/she/they extra signature(s) on the instrument executed the instrument and official seal.	Manager of Blusonally known to whose name(s) ecuted the same rument the personal	me (or proved to is/are subscribed in his/her/their a on(s) or the entity	ndersigned Notary F pital, LLC, as Man one on the basis of to the within instru outhorized capacity(or upon behalf of wh	Public, nager of ument and ies) and ich the	
	Onpersonally appear Desert Color C satisfactory evidence with the person(s) acted, WITNESS my ha	ommercial, L.L.C., persence) to be the person(s) on the that he/she/they extra signature(s) on the instrument executed the instrument and official seal.	Manager of Blusonally known to whose name(s) ecuted the same rument the personal	me (or proved to is/are subscribed in his/her/their a on(s) or the entity	ndersigned Notary F pital, LLC, as Man one on the basis of to the within instru outhorized capacity(or upon behalf of wh	Public, nager of ument and	