

Special Warranty Deed Page 1 of 7
Gary Christensen Washington County Recorder
04/15/2022 04:18:09 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. 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 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **363-6169559 (JB)**
A.P.N.: **SG-DCAR-1**

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 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 Ten 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 7 day of April, 2022.

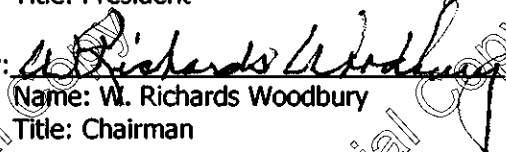
[Signatures on following page]

DESERT COLOR COMMERCIAL L.L.C.,

a Utah limited liability company

By: WOODBURY CORPORATION,
a Utah corporation, Its Manager

By: 
Name: O. Randall Woodbury
Title: President

By: 
Name: W. Richards Woodbury
Title: Chairman

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

By: SIGNED IN COUNTERPART
Name: Cameron Gunter
Title: President

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

By: SIGNED IN COUNTERPART
Name: Michael Bingham
Title: Manager

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

By: 
Name: Brandon Henrie
Title: Manager

[Acknowledgements on following page]

Desert Color Commercial L.L.C.,
a Utah limited liability company
By: Woodbury Corporation,
a Utah corporation, Its Manager

By: SIGNED IN COUNTERPART
Name: O. Randall Woodbury
Title: President

By: SIGNED IN COUNTERPART
Name: W. Richards Woodbury
Title: Chairman

By: Property Enhancement Group, Inc., a Utah
corporation, Its Manager

By: [Signature]
Name: Cameron Gunter
Title: President

By: Blue Diamond Capital, LLC, a Utah limited
liability company, Its Manager

By: [Signature]
Name: Michael Bingham
Title: Manager

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


By: SIGNED IN COUNTERPART
Name: Brandon Henrie
Title: Manager

[Acknowledgements on following page]

STATE OF Utah)
County of Salt Lake)ss.

On April 7, 2022, before me, the undersigned Notary Public, personally appeared **W. Richards Woodbury, Director of Woodbury Corporation, a Utah corporation, as Manager of Desert Color Commercial, L.L.C.**, 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:  Tiffany Steele
Notary Public

STATE OF Utah)
County of Salt Lake)ss.

On April 7, 2022, before me, the undersigned Notary Public, personally appeared **O. Randall Woodbury, Director of Woodbury Corporation, a Utah corporation, as Manager of Desert Color Commercial, L.L.C.**, 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:  Tiffany Steele
Notary Public

STATE OF _____)
County of _____)ss.

On _____, before me, the undersigned Notary Public, personally appeared **Michael Bingham, Manager of Blue Diamond Capital, LLC, as Manager of Desert Color Commercial, L.L.C.**, 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: _____ Notary Public

STATE OF _____)
County of _____)ss.

On _____, before me, the undersigned Notary Public, personally appeared **W. Richards Woodbury, Director of Woodbury Corporation, a Utah corporation, as Manager of Desert Color Commercial, L.L.C.**, 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: _____ Notary Public

STATE OF _____)
County of _____)ss.

On _____, before me, the undersigned Notary Public, personally appeared **O. Randall Woodbury, Director of Woodbury Corporation, a Utah corporation, as Manager of Desert Color Commercial, L.L.C.**, 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.

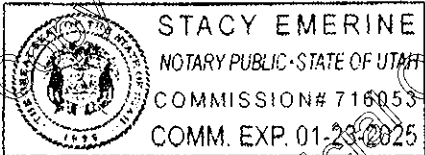
My Commission Expires: _____ Notary Public

STATE OF Utah)
County of Utah)ss.

On April 6, 2022, before me, the undersigned Notary Public, personally appeared **Michael Bingham, Manager of Blue Diamond Capital, LLC, as Manager of Desert Color Commercial, L.L.C.**, 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: 01-23-2025 Notary Public



STATE OF Utah)
County of Utah)ss.

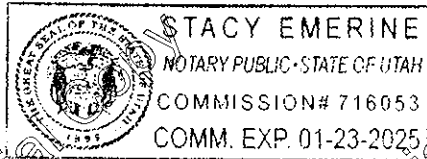
On April 6, 2022, before me, the undersigned Notary Public, personally appeared **Cameron Gunter, Manager of Property Enhancement Group, Inc., a Utah Corporation, as Manager of Desert Color Commercial, L.L.C.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the 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: 01-23-2025

Stacy Emerine
Notary Public

STATE OF _____)
County of _____)ss.



On _____, before me, the undersigned Notary Public, personally appeared **Brandon Henrie, President of GWC Capital, LLC, a Utah limited liability company, as Manager of Desert Color Commercial, L.L.C.**, 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:

Notary Public

STATE OF _____)
County of _____)ss.

On _____, before me, the undersigned Notary Public, personally appeared **Cameron Gunter, Manager of Property Enhancement Group, Inc., a Utah Corporation, as Manager of Desert Color Commercial, L.L.C.**, 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: _____ Notary Public

STATE OF UTAH)
County of WASHINGTON)ss.

On April 8, 2022, before me, the undersigned Notary Public, personally appeared **Brandon Henrie, President of GWC Capital, LLC, a Utah limited liability company, as Manager of Desert Color Commercial, L.L.C.**, 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 Notary Public

