

Special Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
11/22/2023 12:07:33 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed & Tax Notice To:
WoodPEG Desert Color MF 1, LLC, a Delaware limited liability company
145 West 200 North, Suite 100
Provo, UT 84601



File No.: 168937-ETB

SPECIAL WARRANTY DEED

**WoodPEG Desert Color MF 1, LLC, a Delaware limited liability company, who acquired title as
WoodPEG Desert Color MF 1, LLC, a Utah limited liability company,**

GRANTOR(S), of Provo, State of Utah, hereby Conveys and Warrants against all who claim by, through,
or under the grantor to

WoodPEG Desert Color MF 1, LLC, a Delaware limited liability company,

GRANTEE(S), of Provo, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the
following described tract of land in **Washington County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: SG-PEG-1B-1 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

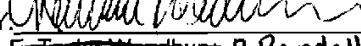
[Signature on following page]

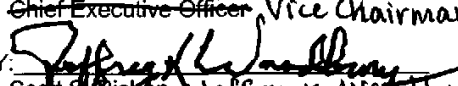
Dated this 22 day of November, 2023.

WoodPEG Desert Color MF 1, LLC, a Delaware
limited liability company

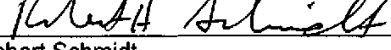
BY: SGU-DC Desert Color Investments GP,
LLC, a Delaware limited liability company, its
Manager

BY: Woodbuyer Corporation, a Utah
Corporation, its Manager,

BY: 
~~E. Taylor Woodbury~~ O. Randall Woodbury
~~Chief Executive Officer~~ Vice Chairman

BY: 
~~Scott S. Bishop~~ Jeffrey K. Woodbury
~~Chief Financial Officer~~ Senior Vice President

BY: PEG Capital Partners, LLC, a Delaware
limited liability company, its Manager

BY: 
Robert Schmidt
Manager

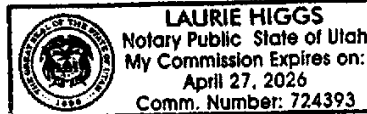
STATE OF UTAH

COUNTY OF SALT LAKE

On this 22 day of November, 2023, before me, personally appeared O. Randall Woodbury, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of WoodPEG Desert Color MF 1, LLC, a Delaware limited liability company.

Woodbury Corporation, Manager of SQU-Desert Color Investments GP, Manager of

Laurie Higgs
Notary Public



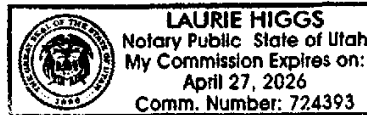
STATE OF UTAH

COUNTY OF SALT LAKE

On this 22 day of November, 2023, before me, personally appeared Jeffrey K. Woodbury, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of WoodPEG Desert Color MF 1, LLC, a Delaware limited liability company.

Woodbury Corporation, Manager of SQU-DL Desert Color Investments GP, Manager of

Laurie Higgs
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 21st day of November, 2023, before me, personally appeared Robert Schmidt, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of WoodPEG Desert Color MF 1, LLC, a Delaware limited liability company.

Betty Jo Noe
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Lot 1, PEG PHASE 1B SUBDIVISION, according to the official plat thereof, as recorded on November 3, 2023 as Entry No. 20230033206 in the office of the Washington County Recorder, State of Utah.

PARCEL 1A:

Easements for ingress, egress, utility, drainage and a 50-foot turnaround as more particularly defined in that certain Easement No. 2660 recorded on November 2, 2023 as Entry No. 20230033059 in the office of the Washington County Recorder, State of Utah.