

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
12/27/2024 04:39:08 PM Fee \$116.00 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:
SF Investors, LLC
50 E 2500 N #101
North Logan, UT 84341

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

SPECIAL WARRANTY DEED

Escrow No: **363-6312693 (JB)**

A.P.N.: **SG-SAH-14-1401, SG-SAH-14-1402, SG-SAH-14-1403, SG-SAH-14-1404, SG-SAH-14-1405, SG-SAH-14-1406, SG-SAH-14-1407, SG-SAH-14-1408, SG-SAH-14-1409, SG-SAH-14-1410, SG-SAH-14-1411, SG-SAH-14-1412, SG-SAH-14-1413, SG-SAH-14-1414, SG-SAH-14-1415, SG-SAH-14-1416, SG-SAH-14-1418, SG-SAH-14-1419, SG-SAH-14-1420, SG-SAH-14-1421, SG-SAH-14-1422, SG-SAH-14-1423, SG-SAH-14-1424, SG-SAH-14-1425, SG-SAH-14-1426, SG-SAH-14-1427, SG-SAH-14-1428, SG-SAH-14-1429, SG-SAH-14-1430, SG-SAH-14-1431, SG-SAH-14-1432, SG-SAH-14-1433, SG-SAH-14-1434, SG-SAH-14-1435, SG-SAH-14-1436, SG-SAH-14-1437, SG-SAH-14-1438, SG-SAH-14-1439, SG-SAH-14-1440, SG-SAH-14-1441, SG-SAH-14-1442, SG-SAH-14-1443, SG-SAH-14-1444, SG-SAH-14-1445, SG-SAH-14-1446, SG-SAH-14-1447, SG-SAH-14-1448, SG-SAH-14-1449**

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

SF Investors, LLC, a Utah limited liability company, Grantee, of **North Logan , Cache** 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**:

Lots 1401 through 1416, inclusive, and Lots 1418 through 1449, inclusive, SAGE HAVEN PHASE 14 SUBDIVISION, 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 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 17, 2024**.

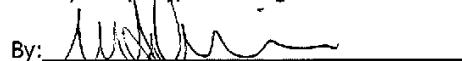
A.P.N.: **SG-SAH-14-(1401-1416, 1418-1449)**

Special Warranty Deed - continued

File No.: **363-6312693 (JB)**

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

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

By: 
Name: Mitchell A. Dansie
Title: Manager

STATE OF Utah)
County of Washington)ss.

On December 17, 2024, 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: 9/2/25

