

Special Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
11/13/2020 12:00:44 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:  
St. George School Development, LLC  
290 N. Flint St., Suite A  
Kaysville, UT 84037

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

**SPECIAL WARRANTY DEED**

Escrow No: **363-6085496 (JB)**  
A.P.N.: **Part of SG-5-3-31-433-SLL**

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

**St. George School Development, LLC, a Utah limited liability company**, Grantee, of **Kaysville**,  
**Davis** 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**:

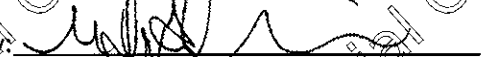
**SEE THE ATTACHED EXHIBIT "A"**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 12, 2020**.

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

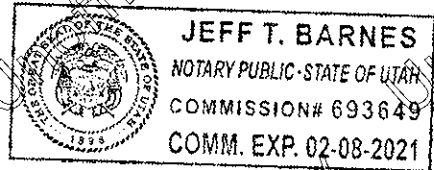
STATE OF UTAH )  
County of WASHINGTON ) ss.

On NOVEMBER 10, 2020, 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: 02-08-2021

  
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Notary Public



**EXHIBIT "A "**

Escrow No. **363-6085496 (JB)**  
A.P.N.: **Part of SG-5-3-31-433-SLL**

BEGINNING AT A POINT THAT LIES NORTH 01°15'53" EAST 747.70 FEET AND WEST 93.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 67°13'33" WEST 112.90 FEET; THENCE SOUTH 22°46'27" EAST 25.48 FEET TO THE NORTH LINE OF AUBURN HILLS PHASE 3A, AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE WESTERLY LONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: 1) SOUTHWESTERLY ALONG A 49.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 55°34'58" WEST A DISTANCE OF 19.78 FEET, CENTER POINT LIES SOUTH 22°46'27" EAST, THROUGH A CENTRAL ANGLE OF 23°17'09"), A DISTANCE OF 19.91 FEET, 2) SOUTHWESTERLY ALONG A 31.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 55°34'58" WEST A DISTANCE OF 12.51 FEET, CENTER POINT LIES NORTH 46°03'37" WEST, THROUGH A CENTRAL ANGLE OF 23°17'09"), A DISTANCE OF 12.60 FEET, 3) SOUTH 67°13'33" WEST 211.87 FEET, 4) WESTERLY ALONG A 325.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 80°31'28" WEST A DISTANCE OF 149.75 FEET, CENTER POINT LIES NORTH 22°46'27" WEST, THROUGH A CENTRAL ANGLE OF 26°35'51"), A DISTANCE OF 151.10 FEET, 5) NORTH 86°10'36" WEST 225.46 FEET, AND 6) NORTHWESTERLY ALONG A 26.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°10'36" WEST A DISTANCE OF 36.77 FEET, CENTER POINT LIES NORTH 03°49'24" EAST, THROUGH A CENTRAL ANGLE OF 90°00'00"), A DISTANCE OF 40.84 FEET; THENCE NORTH 03°49'24" EAST 177.02 FEET; THENCE NORTHERLY ALONG A 624.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 15°15'16" EAST A DISTANCE OF 247.34 FEET, CENTER POINT LIES SOUTH 86°10'36" EAST, THROUGH A CENTRAL ANGLE OF 22°51'44"), A DISTANCE OF 248.99 FEET; THENCE NORTH 26°41'08" EAST 153.29 FEET; THENCE NORTHEASTERLY ALONG A 26.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 43°49'19" EAST A DISTANCE OF 15.32 FEET, CENTER POINT LIES SOUTH 63°18'52" EAST, THROUGH A CENTRAL ANGLE OF 34°16'23"), 15.55 FEET; THENCE SOUTH 64°16'27" EAST 106.16 FEET; THENCE EASTERLY ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 68°48'19" EAST A DISTANCE OF 31.60 FEET, CENTER POINT LIES NORTH 25°43'33" EAST, THROUGH A CENTRAL ANGLE OF 09°03'44") 31.63 FEET; THENCE SOUTH 73°20'12" EAST 222.53 FEET; THENCE EAST 87.18 FEET; THENCE SOUTH 24°10'17" EAST 320.67 FEET TO THE POINT OF BEGINNING.