

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
08/12/2021 11:00:11 AM Fee \$50.00 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:  
Holmes Desert Color, LLC  
126 West Segoe Lily Drive #250  
Sandy, UT 84094

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

**SPECIAL WARRANTY DEED**

Escrow No: **363-6096329 (JB)**  
A.P.N.: **SG-AUB-6-1, SG-AUB-6-2, SG-AUB-6-3, SG-AUB-6-4, SG-AUB-6-5, SG-AUB-6-6, SG-AUB-6-7, SG-AUB-6-8, SG-AUB-6-9, SG-AUB-6-10, SG-AUB-6-11, SG-AUB-6-12, SG-AUB-6-13, SG-AUB-6-14, SG-AUB-6-15**

**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

**Holmes Desert Color, LLC, a Utah limited liability company**, Grantee, of **Sandy**, **Salt Lake** 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 1 THROUGH 15, INCLUSIVE, AUBURN HILLS PHASE 6, 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 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 6, 2021**.

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

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

By: [Signature]  
Name: Mitchell A. Dansie  
Title: Manager

STATE OF UTAH)  
County of WASHINGTON) ss.

On AUGUST 6, 2021, 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: 02-08-2025

[Signature]  
Notary Public

