

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
12/14/2022 03:01:53 PM Fee \$48.00 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:
Desert Color Properties, LLC
150 West Hilton Drive
St. George, UT 84770

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

SPECIAL WARRANTY DEED

Escrow No: **363-6165956 (JB)**
A.P.N.: **SG-WDC-101, SG-WDC-102, SG-WDC-103, SG-WDC-104, SG-WDC-105, SG-WDC-106, SG-WDC-107, SG-WDC-108, SG-WDC-109, SG-WDC-110, SG-WDC-111, SG-WDC-112, SG-WDC-113, SG-WDC-114**

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

Desert Color Properties, LLC, a Utah limited liability company, Grantee, of **St. George**, **Washington** 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 101 THROUGH 114, INCLUSIVE, WATERS EDGE AT DESERT COLOR SHORES, 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 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 9, 2022**.

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 DECEMBER 9, 2022, 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

