

Special Warranty Deed Page 1 of 11  
Gary Christensen Washington County Recorder  
11/01/2023 12:11:51 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:  
WoodPEG Desert Color MF 1, LLC  
180 North University Ave., Ste. 200  
Provo, UT 84601

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

**SPECIAL WARRANTY DEED**

Escrow No: **363-6287211 (JB)**  
A.P.N.: **SG-5-3-31-433-SLL**

**Desert Color Commercial L.L.C., a Utah limited liability company**, of 2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109 ("**Grantor**"), hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**WoodPEG Desert Color MF 1, LLC, a Utah limited liability company**, ("**Grantee**"), of Provo, Utah 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 to wit:

**SEE ATTACHED EXHIBIT "A"**


Subject to easements, restrictions, rights of way, and all other matters appearing of record and general property taxes for the year 2022 and thereafter.


Effective this 1<sup>st</sup> day of SEPT, 2023.

[Signatures on following page]

WS

**DESERT COLOR COMMERCIAL L.L.C.,**  
a Utah limited liability company  
**By: WOODBURY CORPORATION,**  
a Utah corporation, Its Manager

By:   
Name: O. Randall Woodbury  
Title: Vice Chairman

By:   
Name: E. Taylor Woodbury  
Title: CEO

**By: PROPERTY ENHANCEMENT GROUP, INC.,**  
a Utah corporation, Its Manager

By: Signed in counterpart  
Name: Cameron Gunter  
Title: President

**By: BLUE DIAMOND CAPITAL, LLC,**  
a Utah limited liability company, Its Manager

By: Signed in counterpart  
Name: Michael Bingham  
Title: Manager

**By: GWC CAPITAL, LLC,**  
a Utah limited liability company, Its Manager

By: Signed in counterpart  
Name: Brandon Henrie  
Title: Manager

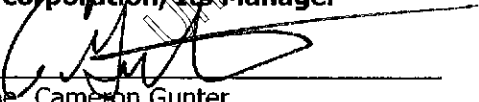
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By: *Brandon Henrie*  
Name: Brandon Henrie  
Title: Manager

*[Acknowledgements on following page]*

STATE OF Utah )  
County of Salt Lake )ss.

On Oct. 6, 2023, before me, the undersigned Notary Public, personally appeared **E. Taylor Woodbury, CEO of Woodbury Corporation, a Utah corporation, as Manager of Desert Color Commercial, L.L.C.**, 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.



[Signature]  
Notary Public

STATE OF Utah )  
County of Salt Lake )ss.

On Oct. 6, 2023, before me, the undersigned Notary Public, personally appeared **O. Randall Woodbury, Vice Chairman of Woodbury Corporation, a Utah corporation, as Manager of Desert Color Commercial, L.L.C.**, 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.



[Signature]  
Notary Public

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss.

On \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared **Michael Bingham, Manager of Blue Diamond Capital, LLC, as Manager of Desert Color Commercial, L.L.C.**, 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:

\_\_\_\_\_  
Notary Public

[Handwritten initials]

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared **E. Taylor Woodbury, CEO of Woodbury Corporation, a Utah corporation, as Manager of Desert Color Commercial, L.L.C.**, 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: \_\_\_\_\_ Notary Public

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

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WITNESS my hand and official seal.

My Commission Expires: \_\_\_\_\_ Notary Public

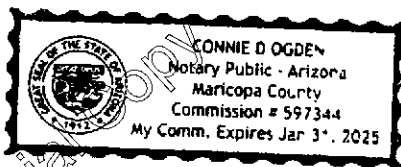
STATE OF Arizona )  
County of Maricopa ) ss.

On September 18 2023, before me, the undersigned Notary Public, personally appeared **Michael Bingham, Manager of Blue Diamond Capital, LLC, as Manager of Desert Color Commercial, L.L.C.**, 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: Jan 31. 2025 Notary Public

*Connie D. Ogden*



STATE OF Utah )  
County of Utah )ss.

On September 13<sup>th</sup>, 2023, before me, the undersigned Notary Public, personally appeared **Cameron Gunter, President of Property Enhancement Group, Inc., a Utah Corporation, as Manager of Desert Color Commercial, L.L.C.**, 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.

Michelle Harris  
Notary Public

My Commission Expires: Aug. 23, 2027



STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss.

On \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared **Brandon Henrie, Manager of GWC Capital, LLC, a Utah limited liability company, as Manager of Desert Color Commercial, L.L.C.**, 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.

\_\_\_\_\_  
Notary Public

My Commission Expires:



STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss.

On \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared **Cameron Gunter, President of Property Enhancement Group, Inc., a Utah Corporation, as Manager of Desert Color Commercial, L.L.C.**, 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.

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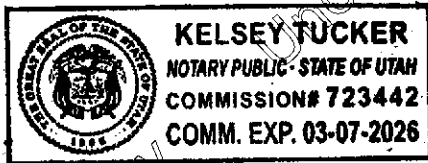
My Commission Expires: \_\_\_\_\_ Notary Public

STATE OF Utah )  
County of Utah )ss.

On September 1, 2023, before me, the undersigned Notary Public, personally appeared **Brandon Henrie, Manager of GWC Capital, LLC, a Utah limited liability company, as Manager of Desert Color Commercial, L.L.C.**, 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: 7/7/2026 *Kelsey Tucker*  
Notary Public



**Exhibit A****(Legal Description of Property)****Township 43 South Range 16 West Sections 25 & 26, SLB&M8.62 Acre Parcel  
Legal Description**

A parcel of land located in the northwest quarter of Section 25 and, the northeast quarter of Section 26, Township 43 South, Range 16 West, Salt Lake Base and Meridian, being more particularly describes as follows:

Beginning at a point that lies South 88°54'49" East along the section line 563.12 feet and due North 1283.19 feet, from the West Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence North 76°44'42" West 1.65 feet; thence North 66°17'26" West 21.25 feet; thence North 58°25'48" West 21.27 feet; thence North 46°22'37" West 8.66 feet; thence North 31°51'38" West 11.49 feet; thence North 30°37'48" West 8.76 feet; thence North 58°51'20" West 10.50 feet; thence North 65°50'23" West 11.87 feet; thence North 76°42'34" West 15.79 feet; thence North 73°27'00" West 18.18 feet; thence North 74°01'45" West 28.70 feet; thence North 73°45'46" West 13.51 feet; thence North 61°10'43" West 28.35 feet; thence North 74°15'17" West 130.13 feet; thence North 61°19'08" West 18.46 feet; thence North 50°10'50" West 49.06 feet; thence North 50°10'50" West 150.12 feet; thence North 32°59'21" West 181.33 feet; thence North 34°05'13" West 55.48 feet; thence North 05°25'14" West 114.04 feet; thence North 51°25'37" West 7.32 feet; thence North 47°27'32" East 170.39 feet; thence North 33°01'47" West 69.36 feet; thence North 56°58'14" East 53.47 feet; thence South 33°03'07" East 73.08 feet; thence easterly along a 19.50 foot radius non-tangent curve to the left, (long chord bears South 77°40'54" East a distance of 27.41 feet), center point lies North 56°58'13" East through a central angle of 89°18'16", a distance of 30.39 feet; thence North 57°39'58" East 330.03 feet to the west right of way line of Desert Color Parkway, a public roadway dedicated by Document No. 20190000314, Official Records, Washington County, Utah; thence along said line the following nine (9) courses: 1) southerly along a 649.00 foot radius non-tangent curve to the left, (long chord bears South 20°33'32" East a distance of 139.88 feet), center point lies North 75°37'40" East through a central angle of 12°22'25", a distance of 140.16 feet, 2) southeasterly along a 2549.00 foot radius compound curve to the left, (long chord bears South 27°25'48" East a distance of 60.88 feet), center point lies North 63°15'16" East through a central angle of 01°22'07", a distance of 60.89 feet, 3) South 28°53'33" East 69.24 feet, 4) southeasterly along a 2549.00 foot radius non-tangent curve to the left, (long chord bears South 30°07'36" East a distance of 40.58 feet), center point lies North 60°10'46" East through a central angle of 00°54'44", a distance of 40.58 feet, 5) southeasterly along a 199.00 foot radius reverse curve to the right, (long chord bears South 27°29'44" East a distance of 21.43 feet), center point lies South 59°25'02" West through a central angle of 06°10'27", a distance of 21.44 feet, 6) South 24°24'31" East 62.75 feet, 7) southeasterly along a 201.00 foot radius non-tangent curve to the left, (long chord bears South 28°18'39" East a distance of 34.46 feet), center point lies North 66°36'26" East through a central angle of 09°50'09", a distance of 34.51 feet, 8) southeasterly along a 2561.00 foot radius compound curve to the left, (long chord bears South 34°16'17" East a distance of 93.20 feet), center point lies North 56°46'17" East through a central angle of 02°05'07", a distance of 93.21 feet, and 9) South 45°31'23" East 71.55 feet; thence westerly along a 15.00 foot radius non-tangent curve to the left, (long chord bears North 81°22'21" West a distance of 17.57 feet), center point lies South 44°28'37" West through a central angle of 71°41'57", a distance of 18.77 feet; thence North 27°13'20" West 0.50 feet; thence southwesterly along a 15.00 foot radius non-tangent curve to the left, (long chord bears South 52°53'14"

West a distance of 5.08 feet), center point lies South 27°22'12" East through a central angle of 19°29'08", a distance of 5.10 feet; thence southwesterly along a 51.50 foot radius reverse curve to the right, (long chord bears South 48°31'56" West a distance of 9.67 feet), center point lies North 46°51'20" West through a central angle of 10°46'33", a distance of 9.69 feet; thence South 53°55'13" West 21.93 feet; thence South 63°01'47" East 13.27 feet; thence South 26°58'13" West 14.94 feet; thence South 56°22'16" West 148.02 feet; thence South 33°01'47" East 4.17 feet; thence southeasterly along a 9.50 foot radius curve to the left, (long chord bears South 55°31'47" East a distance of 7.27 feet), center point lies North 56°58'13" East through a central angle of 45°00'00", a distance of 7.46 feet; thence South 78°01'47" East 8.79 feet; thence South 33°01'47" East 66.41 feet; thence South 11°58'13" West 8.79 feet; thence southerly along a 9.50 foot radius curve to the left, (long chord bears South 10°31'47" East a distance of 7.27 feet), center point lies South 78°01'47" East through a central angle of 45°00'00", a distance of 7.46 feet; thence southeasterly along a 19.50 foot radius compound curve to the left, (long chord bears South 54°16'13" East a distance of 14.13 feet), center point lies North 56°58'13" East through a central angle of 42°28'53", a distance of 14.46 feet; thence South 14°29'21" West 4.68 feet; thence South 56°58'13" West 53.67 feet; thence South 33°01'47" East 29.34 feet; thence southeasterly along a 188.50 foot radius curve to the left, (long chord bears South 37°02'03" East a distance of 26.33 feet), center point lies North 56°58'13" East through a central angle of 08°00'33", a distance of 26.35 feet; thence South 22°34'30" West 91.01 feet to the point of beginning.

Containing 375,496 square feet or 8.62 acres.

END