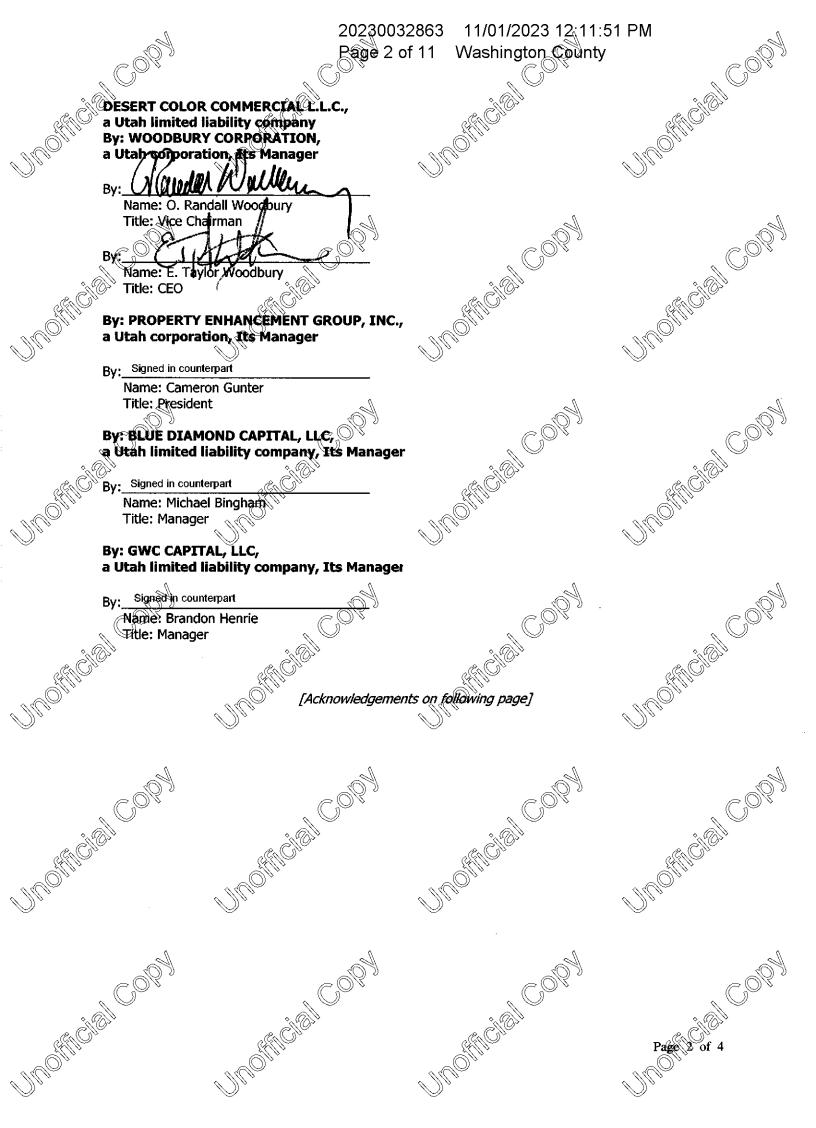
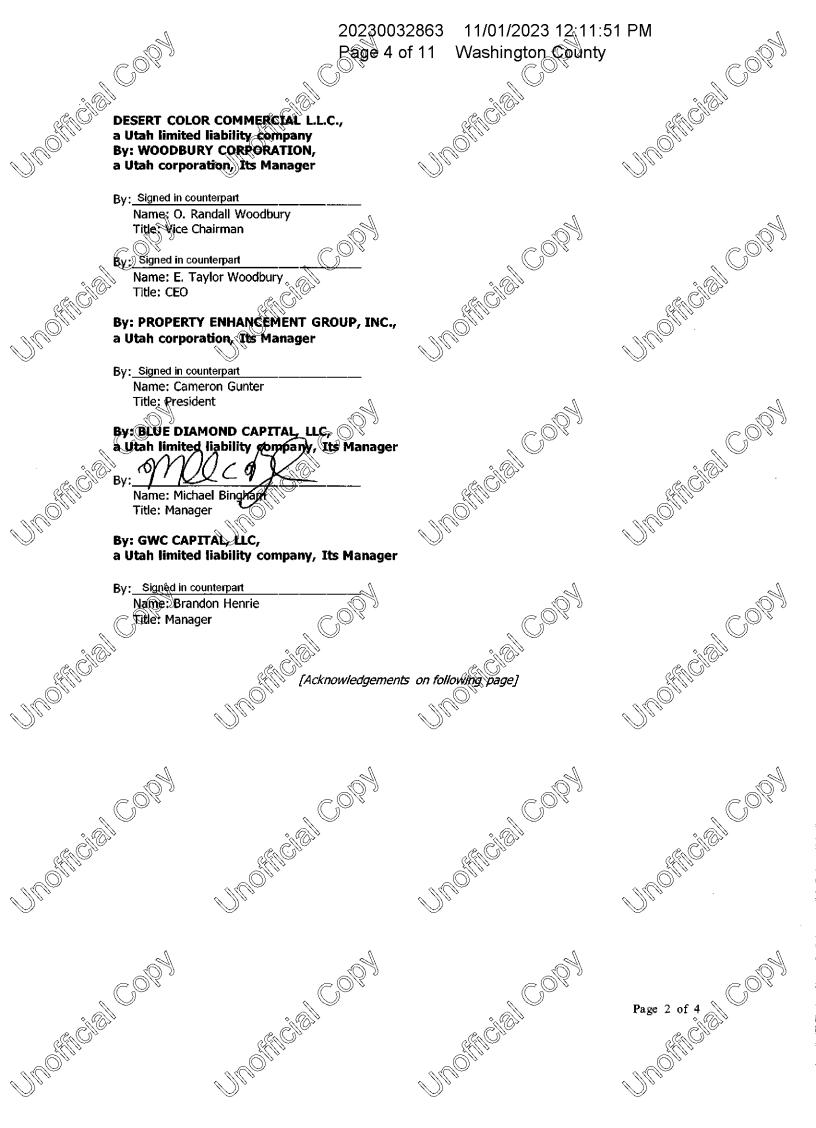
DOC ID 20230032863 Special Warranty Deed Page 1 of 11 Gary Christensen Washington County Recorder 11/01/2023 12 01:51 PM Fee \$40.00 By FIRST AMERICANST. GEORGE MAIN Recording Requested by: First American Title Insurance Company 50 East 100 South, Suite 100 St. George, UT 84770 <u> (</u>435)673-5491 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 (2) \$7) FOR RECORDER'S USE SPECIAL WARRA 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, Saft Take City, Utah 84109 ("Grantor"), hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to WoodPEG Desert Color MF 1, LC, 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 151 day of SEPT [Signatures on following page]



20230032863 11/01/2023 12:11:51 PM Page 3 of 11 Washington County DESERT COLOR COMMERCIÁL L.L.C., a Utah limited liability company By: WOODBURY CORPORATION, a Utah corporation, Its Manager By: Signed in counterpart Name: O. Randall Woodbury Title: Vice Chairman By: Signed in counterpart Name: E. Taylor Woodbury Title: CEO By: PROPERTY EMHANGEMENT GROUP, INC., a Utah corporation, Its Manager By: Name: Cameron Gunter Title: President By: BUE 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 Signed in counterpart Mame: Brandon Henrie ৰ্দামৈe: Manager [Acknowledgements on following page]



20230032863 11/01/2023 12:11:51 PM Page 5 of 11 Washington County DESERT COLOR COMMERCIAL LA Utah limited liability company By: WOODBURY CORPORATION, a Utah corporation, Its Manager By: Signed in counterpart Name: O. Randall Woodbury Title: Vice Chairman Signed in counterpart Name: E. Taylor Woodbury Title: CEO By: PROPERTY ENHANCEMENT GROUP, INC., a Utah corporation, Its Manager Signed in counterpart Name: Cameron Gunter Title: President By: BLUE DIAMOND CAPITAL, LLC, a Utal limited liability company, Its Manager Signed in counterpart Name: Michael Bingham Title: Manager By: GWC CAPITAL, LLC a Utah limited liability company, Its Manager Name Brandon Henrie Title: Manager Icknowledgements on following page] Page 2 of 4

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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°5449 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 38°5120" West 10.50 feet; thence North 65°50'23" West 11.87 feet; thence North 76°42'34" West 15 2 feet; thence North 73°27'00" West 18 18 feet; thence North 7400 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°01'43" 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. 20190000014, Official Records, Washington County, Utah, thence along said line the following nine (9) courses I 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°12/46" East through a central angle of 00°54/44", a distance of 40.58 feet, 5) south asterly along a 199.00 foot radius reverse curve to the right, (tong 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, a 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 09.5009, 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 South 45°31'23" East 71.55 feet; thence westerly along a 1500 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"

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20230032863 11/01/2023 12:11:51 PM Page 11 of 11 Washington County 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 9x67 feet), center point lies North 46°51'20" West through a central angle of 10°46'33", a distance of 969 feet; thence South 53°55'13" West \$1,93 feet; thence South 63°0147" 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 \$50 foot radius curve to the left, (long chord bears South 55°3,1'43" East a distance of 7.27 feet), center point lies North 56°58'13" East through a central angle of 45%0000", 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 \$79 feet; thence southerly along a 9.50 foot radius curve to the left Rong 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 fool 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.