

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
12/15/2023 04:41:05 PM Fee \$58.00 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:  
CW Desert Color, LLC  
1222 W. Legacy Crossing Blvd, Ste 6  
Centerville, UT 84014-5570

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

## **SPECIAL WARRANTY DEED**

Escrow No: **363-6280323 (JB)**

A.P.N.: **SG-DCR-4B-6-412, SG-DCR-4B-6-413, SG-DCR-4B-6-414, SG-DCR-4B-6-415, SG-DCR-4B-6-416, SG-DCR-4B-6-417, SG-DCR-4B-6-418, SG-DCR-4B-6-419, SG-DCR-4B-6-420, SG-DCR-4B-6-421, SG-DCR-4B-6-422, SG-DCR-4B-6-423, SG-DCR-4B-6-429, SG-DCR-4B-6-430, SG-DCR-4B-6-431, SG-DCR-4B-6-432, SG-DCR-4B-6-433, , SG-DCR-4B-6-434, SG-DCR-4B-6-435**

**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

**CW Desert Color, LLC, a Utah limited liability company**, Grantee, of **Centerville**, **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**:

**LOTS 412 THROUGH 423, INCLUSIVE, AND 429 THROUGH 435, INCLUSIVE, DESERT COLOR RESORT PHASE 4B AND 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 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 15**, 2023 .

**[Signature page follows]**

A.P.N.: **SG-DCR-4B-6-(412-432, 429-435)**

Special Warranty Deed - continued

File No.: **363-6280323 (JB)**

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 15 2023, 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

