



RESPA WARRANTY DEED

Edge Land 16, LLC, a Utah limited liability company

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

Robbie Vernie Collett, a married man

GRANTEE(S), of **14877 South Springtime Road, DRAPER UT ,84020**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in SALT LAKE County, Utah:


Lot 212, Phase 2A, Hidden Canyon Estates Subdivision, Draper, Utah, according to the official plat recorded March 20, 2018 as Entry No. 26262:2018 on file in the office of the Recorder, Utah County, Utah.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. 41-887-212

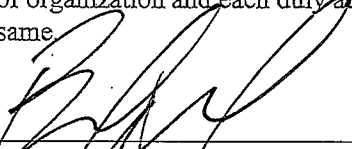
RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right (and shall not have the right) to use the Property or extract minerals or other substances from the Property above a depth of 250 feet, nor does Grantor reserve the right (nor shall Grantor have the right) to use the surface of the Property in connection with the rights reserved herein.

WITNESS our hands on this *9th* day of October, 2018


Edge Land 16, LLC, a Utah limited liability company
by: Gordon Jones

State of Utah)
SS:
County of Utah)

On the 8th day of October, 2018, personally appeared before me, Gordon Jones, who being by me duly sworn did say, each for himself, that they are the members/managers of the Edge Land 16, LLC, a Utah limited liability company a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public
Commission expires: 7-18-2021
Residing in: Spanish Fork, UT

