



ENT 101887:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Jun 02 01:42 PM FEE 40.00 BY IP
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
91843-21

After Recording Mail To:
13702 S 200 W B12
Draper UT 84020

Space Above This Line for Recorder's Use

WARRANTY DEED

Edge Homes Utah, 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

Edge Gardner Point, LLC, a Utah limited liability company

GRANTEE(S), of McLachlan - Takedown #2, Lehi, UT 84043

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

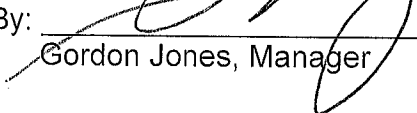
PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

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

Witness our hands on 1 day of June, 2021

Grantor:

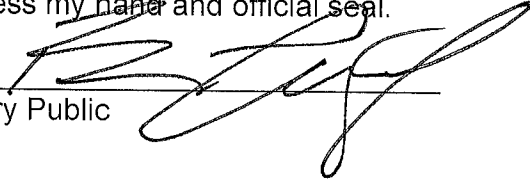
Edge Homes Utah, LLC, a Utah Limited Liability Company

By: 
Gordon Jones, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 1 day of June, 2021, personally appeared Gordon Jones , whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of Edge Homes Utah, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public

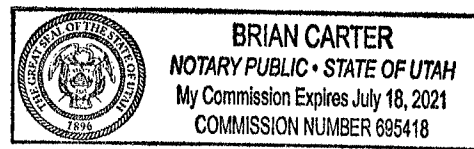


EXHIBIT A

Property 1:
Takedown #2 Parcel A
(Tax Serial 58:023:0314)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,410.72 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89° 53' 54" East 215.03 feet along the section line; thence South 00° 06' 48" East 316.19 feet; thence South 89° 53' 54" West 214.95 feet; thence North 00° 07' 42" West 316.19 feet to the point of beginning.

Takedown #2 Parcel B
(Tax Serial 58:023:0313 and 58:023:0316)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89° 53' 54" East 1,190.64 feet along the section line and South 00° 14' 11" East 586.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southeasterly 27.96 feet along the arc of a 1,039.00 foot radius curve to the left (center bears North 01° 26' 09" East and the chord bears South 89° 20' 06" East 27.96 feet with a central angle of 01° 32' 31"); thence North 89° 53' 38" East 137.20 feet; thence North 88° 53' 18" East 60.02 feet; thence North 89° 56' 46" East 1,208.68 feet; thence South 00° 06' 48" East 695.32 feet; thence South 89° 57' 40" West 1,432.36 feet; thence North 00° 14' 11" West 694.07 feet to the point of beginning.

Takedown #2 Parcel C
(Part of Tax Serial 58:023:0316 and All of 58:023:0308)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89° 53' 54" East 1,190.64 feet along the section line and South 00° 14' 11" East 586.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00° 14' 11" East 806.19 feet; thence North 55° 36' 43" West 682.44 feet; thence Northeasterly 516.07 feet along the arc of a 1,144.00 foot radius curve to the left (center bears North 51° 51' 39" West and the chord bears North 25° 12' 57" East 511.71 feet

with a central angle of $25^{\circ} 50' 48''$); thence South $79^{\circ} 57' 04''$ East 87.61 feet; thence South $84^{\circ} 04' 51''$ East 88.61 feet; thence South $79^{\circ} 57' 04''$ East 12.37 feet; thence Southeasterly 156.19 feet along the arc of a 1,039.00 foot radius curve to the left (center bears North $10^{\circ} 02' 56''$ East and the chord bears South $84^{\circ} 15' 27''$ East 156.04 feet with a central angle of $08^{\circ} 36' 47''$) to the point of beginning.

Takedown #2 Parcel D
(Part of Tax Serial 58:023:0316)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North $89^{\circ} 53' 54''$ East 1,190.64 feet along the section line and South $00^{\circ} 14' 11''$ East 1,392.22 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 531.07 feet; thence Southwesterly 69.77 feet along the arc of a 1,440.35 foot radius curve to the right (center bears North $40^{\circ} 29' 57''$ West and the chord bears South $50^{\circ} 53' 18''$ West 69.77 feet with a central angle of $02^{\circ} 46' 32''$); thence North $37^{\circ} 44' 37''$ West 18.48 feet; thence Southwesterly 28.36 feet along the arc of a 24.00 foot radius curve to the left (center bears South $35^{\circ} 19' 04''$ East and the chord bears South $20^{\circ} 49' 33''$ West 26.74 feet with a central angle of $67^{\circ} 42' 45''$); thence Southeasterly 20.81 feet along the arc of a 987.00 foot radius curve to the right (center bears South $76^{\circ} 58' 10''$ West and the chord bears South $12^{\circ} 25' 35''$ East 20.81 feet with a central angle of $01^{\circ} 12' 28''$); thence Southeasterly 35.80 feet along the arc of a 24.00 foot radius curve to the left (center bears North $78^{\circ} 10' 39''$ East and the chord bears South $54^{\circ} 33' 00''$ East 32.57 feet with a central angle of $85^{\circ} 27' 16''$); thence South $10^{\circ} 06' 51''$ East 42.05 feet; thence Southeasterly 142.41 feet along the arc of a 1,010.00 foot radius curve to the right (center bears South $81^{\circ} 55' 17''$ West and the chord bears South $04^{\circ} 02' 21''$ East 142.29 feet with a central angle of $08^{\circ} 04' 43''$); thence South 67.56 feet; thence West 342.00 feet; thence North $07^{\circ} 09' 38''$ West 35.62 feet; thence North $10^{\circ} 19' 44''$ West 229.92 feet; thence North $13^{\circ} 20' 50''$ West 144.89 feet; thence North $61^{\circ} 37' 17''$ East 163.13 feet; thence Northeasterly 371.00 feet along the arc of a 1,144.00 foot radius curve to the left (center bears North $33^{\circ} 16' 48''$ West and the chord bears North $47^{\circ} 25' 47''$ East 369.37 feet with a central angle of $18^{\circ} 34' 51''$); thence South $55^{\circ} 36' 43''$ East 682.44 feet to the point of beginning.