

Mail Recorded Deed and Tax Notice To:
Rivers Edge Condos, LLC,
45 East Center Street, Suite 103
North Salt Lake, UT 84054

ENT 106638:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 03 2:17 pm FEE 40.00 BY CS
RECORDED FOR RIVERS EDGE CONDOS LLC



File No.: 141478-MCB

SPECIAL WARRANTY DEED

Rivers Edge Commercial, LLC, a Utah limited liability company, &
Rivers Edge Apartments, LLC, a Utah limited liability company, &
Rivers Edge Investments, LLC, a Utah limited liability company

GRANTOR(S) of North Salt Lake, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Rivers Edge Condos, LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

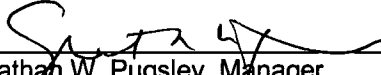
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 46-992-0020, 0024 and 0026 (for reference purposes only)


SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 22nd day of September, 2022.

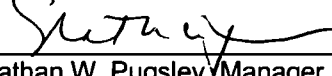
Rivers Edge Commercial, LLC, a Utah limited liability company

BY: 
Nathan W. Pugsley, Manager

Rivers Edge Rivers Edge Apartments, LLC, a Utah limited liability company

BY: 
Nathan W. Pugsley, Manager, LLC,

Rivers Edge Investments, LLC, a Utah limited liability company

BY: 
Nathan W. Pugsley, Manager

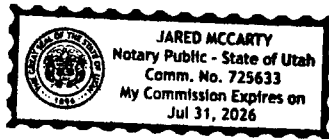
STATE OF UTAH

COUNTY OF DAVIS

On this 22nd day of September, 2022, before me, personally appeared Nathan W. Pugsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Manager on behalf of Rivers Edge Commercial, LLC, a Utah limited liability company.



Notary Public



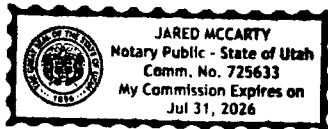
STATE OF UTAH

COUNTY OF DAVIS

On this 22nd day of September, 2022, before me, personally appeared Nathan W. Pugsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Manager on behalf of Rivers Edge ~~Apartments,~~ *Apartments,* LLC, a Utah limited liability company.



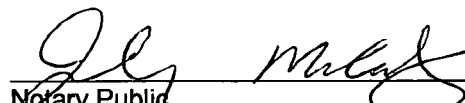
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 22nd day of September, 2022, before me, personally appeared Nathan W. Pugsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Manager on behalf of Rivers Edge Investments, LLC, a Utah limited liability company.



Notary Public

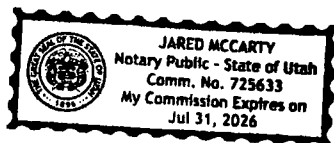


EXHIBIT A
Legal Description

Rivers Edge on University Lot 2A

Beginning at a point being 570.73 feet North 88°26'46" East and 1246.75 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence West 463.30 feet; thence westerly 7.96 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 18°15'08", chord bears North 80°52'26" West 7.93 feet; thence North 418.43 feet; thence West 63.83 feet; thence North 00°00'16" West 67.95 feet; thence North 02°53'21" West 29.90 feet; thence North 00°01'54" West 141.92 feet; to the northerly line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017, Map No. 15708 in the office of the Utah County Recorder; thence, along the boundary said The Mix at Rivers Edge, the following three (3) courses: (1) North 88°12'26" East 402.77 feet, (2) South 46°40'41" East 162.29 feet, (3) South 01°37'34" East 560.90 feet to the Point of Beginning.

Contains 317,634 Sq. Ft. (7.29 Ac.)

Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.