



ENT 123894:2019 PG 1 of 7
Jeffery Smith
Utah County Recorder
2019 Nov 25 10:01 AM FEE 60.00 BY SM
RECORDED FOR Provo Land Title Co.
ELECTRONICALLY RECORDED

Prepared By Provo Land Title
Company
82862-19

After Recording Mail To:
Edge Homes Utah
Attn: Steve Maddox
13207 South 200 West, Ste B1
Draper, UT 84020

Space Above This Line for Recorder's Use

WARRANTY DEED

DCP Saratoga, LLC, Jan Wilking, Trustee of Jan Wilking Trust dated June 11, 2004, and Teri Thomas, Trustee of Teri Thomas Trust dated November 7, 2003 and Mt. Saratoga, LLC

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 Homes Utah, LLC, a Utah Limited Liability Company

GRANTEE(S), of 13027 South 200 West, Ste B1 Draper, UT 84020

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.

Tax Serial No. 58-034-0665; 58-034-0664; 58-034-0642; 58-034-0358; 58-034-0313; 58-034-0347; 58-034-0442; 58-034-0289; 58-034-0312; 58-034-0290; 58-034-0595; 58-034-0340; 58-034-0645; 58-034-0616; 58-034-0639; 58-033-0503; 58-033-0186; 58-033-0182; 58-033-0329;

Witness our hands on 21st day of November, 2019

Grantor:

DCP Saratoga, LLC, a Limited Liability Company

By: Daniels Capital Management LLC
Its: Manager

By: Pronaia Capital Management, LLC
Its: Manager

Joseph B. Pierce
Joseph B. Pierce, Managing Director

Jan Wilking Trust dated June 11, 2004

By: Jan Wilking
Jan Wilking, Trustee

Teri Thomas Trust dated November 7, 2003

By: Teri Thomas
Teri Thomas, Trustee

Mt. Saratoga, LLC, a Utah Limited Liability Company

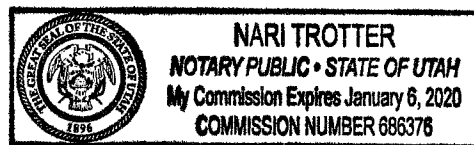
By: Joseph B. Pierce
Joseph B. Pierce, Manager

STATE OF UTAH
COUNTY OF ~~UTAH~~ Summit

On this 21st day of November, 2019, before me Nari Trotter, a notary public, personally appeared Jan Wilking, Trustee of Jan Wilking Trust dated June 11, 2004, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Nari Trotter
Notary Public



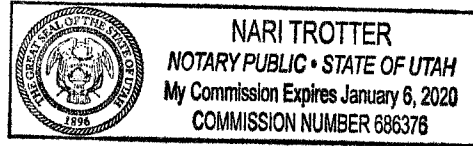
STATE OF UTAH
COUNTY OF UTAH Summit

On this 21st day of November, 2019, before me Nari Trotter, a notary public, personally appeared Teri Thomas, Trustee of Teri Thomas Trust dated November 7, 2003, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Nari Trotter

Notary Public



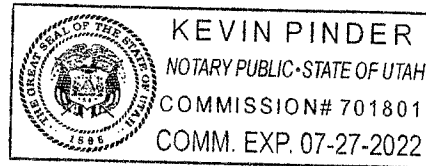
STATE OF UTAH
COUNTY OF UTAH

On this 21st day of November, 2019, personally appeared Joseph B. Pierce, 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 is the Managing Director of DCP Saratoga, 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 Joseph B. Pierce acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Kevin Pinder

Notary Public



STATE OF UTAH
COUNTY OF UTAH

On this 21st day of November, 2019, personally appeared Joseph B. Pierce, 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 is the Managing Director of Mt. Saratoga, 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 Joseph B. Pierce acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Kevin Pinder

Notary Public

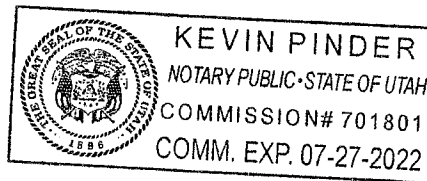


EXHIBIT A

Property 1:

Parcel 1:

A portion of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 17' 59" East along the Quarter Section Line 1459.28 feet and West 132.10 feet from the South 1/4 Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 70° 10' 42" West 80.01 feet; thence North 19° 49' 18" East 100.00 feet; thence North 70° 10' 42" West 321.90 feet; thence North 64° 50' 27" West 83.00 feet; thence northeasterly along the arc of a 1459.00 foot radius non-tangent curve to the right (radius bears: South 64° 50' 27" East) 69.17 feet through a central angle of 2° 42' 58" (chord: North 26° 31' 02" East 69.16 feet); thence along the arc of a 1956.50 foot radius curve to the left 363.09 feet through a central angle of 10° 37' 59" (chord: North 22° 33' 32" East 362.57 feet); thence North 76° 16' 38" West 384.18 feet; thence North 76° 38' 12" West 185.42 feet; thence North 81° 16' 07" West 591.82 feet; thence North 61° 54' 36" West 84.57 feet; thence South 28° 05' 24" West 30.00 feet; thence North 61° 54' 36" West 141.52 feet; thence North 49° 30' 57" West 433.45 feet to the Quarter Section Line; thence North 89° 11' 06" West along the Quarter Section Line 574.34 feet to the West 1/4 Corner of said Section 21; thence North 0° 12' 36" East along the Section Line 1259.34 feet to the southerly line of that real property described in Deed Entry No. 83615:2009; thence North 33° 39' 41" East along said real property 555.74 feet; thence East 586.17 feet; thence South 19° 08' 39" East 149.34 feet; thence East 400.47 feet; thence South 58° 33' 25" East 213.49 feet; thence South 36° 50' 22" East 230.72 feet; thence South 11° 06' 36" East 299.20 feet; thence East 400.32 feet; thence northeasterly along the arc of a 541.50 foot radius non-tangent curve to the right (radius bears: North 88° 25' 36" East) 541.50 feet through a central angle of 3° 28' 32" (chord: North 0° 09' 52" East 32.84 feet); thence northeasterly along the arc of a 93.00 foot radius non-tangent curve to the right (radius bears: North 36° 00' 45" East) 181.33 feet through a central angle of 111° 42' 46" (chord: North 1° 52' 08" East 153.94 feet); thence northwesterly along the arc of a 173.00 foot radius non-tangent curve to the left (radius bears: South 69° 28' 43" West) 55.71 feet through a central angle of 18° 26' 57" (chord: North 29° 44' 46" West 55.47 feet); thence North 38° 58' 15" West 3.60 feet; thence along the arc of a 280.00 foot radius curve to the left 30.91 feet through a central angle of 6° 19' 32" (chord: North 42° 08' 01" West 30.90 feet); thence North 30° 46' 22" East 63.32 feet; thence southeasterly along the arc of a 160.00 foot radius non-tangent curve to the left (radius bears: North 23° 50' 53" East) 23.14 feet through a central angle of 8° 17' 14" (chord: South 70° 17' 44" East 23.12 feet); thence South 74° 26' 21" East 6.26 feet; thence along the arc of a 77.00 foot radius curve to the left 119.70 feet through a central angle of 89° 04' 14" (chord: North 61° 01' 32" East 108.01 feet); thence South 65° 43' 21" East 76.31 feet; thence North 24° 16' 39" East 108.00 feet; thence South 65° 43' 21" East 181.40 feet; thence South 24° 16' 39" West 179.00 feet to the Northwest corner of QUAILHILL AT

MT. SARATOGA PLAT K Subdivision according to the official plat thereof; thence along said subdivision boundary the following four (4) courses: South 24° 16' 39" West 83.17 feet; thence South 61° 18' 02" East 82.97 feet; thence South 23° 28' 42" East 594.07 feet; thence South 33° 12' 45" East 348.25 feet; thence West 494.86 feet; thence southwesterly along the arc of a 2039.50 foot radius non-tangent curve to the right (radius bears: South 83° 14' 40" West) 684.88 feet through a central angle of 19° 14' 25" (chord: South 2° 51' 52" West 681.66 feet); thence along the arc of a 15.00 foot radius curve to the left 23.24 feet through a central angle of 88° 45' 43" (chord: South 31° 53' 47" East 20.98 feet); thence South 76° 16' 38" East 190.08 feet; thence along the arc of a 301.50 foot radius curve to the right 192.89 feet through a central angle of 36° 39' 21" (chord: South 57° 56' 58" East 189.62 feet); thence North 50° 22' 43" East 277.89 feet; thence North 320.91 feet; thence North 53° 30' 58" East 103.38 feet to the south line of QUAILHILL AT MT. SARATOGA PLAT K subdivision according to the official plat thereof; thence East along said south line 119.89 feet; thence South 559.60 feet; thence South 38° 50' 15" West 357.76 feet; thence northwesterly along the arc of a 571.00 foot radius non-tangent curve to the right (radius bears: North 41° 26' 12" East) 79.78 feet through a central angle of 8° 00' 19" (chord: North 44° 33' 39" West 79.71 feet); thence South 48° 54' 54" West 203.00 feet; thence South 27° 55' 10" East 84.62 feet; thence South 46° 20' 45" East 74.25 feet; thence South 51° 10' 02" East 63.40 feet; thence South 58° 00' 56" East 84.14 feet; thence South 44° 00' 44" East 80.55 feet; thence South 51° 10' 02" East 252.71 feet; thence South 60° 57' 05" East 210.00 feet; thence South 66° 22' 44" East 248.79 feet; thence North 82° 04' 49" East 1120.08 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence South 5° 03' 00" West along said westerly line 423.18 feet to the south line of the Utah Power & Light Company property as defined by survey; thence along said South line Northeasterly along the arc of a 544.00 foot radius non-tangent curve to the left (radius bears: North 25° 29' 07" West) 8.46 feet through a central angle of 0° 53' 29" (chord: North 64° 04' 08" East 8.46 feet) to the east line of that real property described in Deed Entry No. 4952:2006; thence South 0° 00' 18" East along said real property 253.32 feet to the centerline of Fairfield Road; thence South 52° 38' 12" West along said centerline 888.11 feet; thence North 88° 02' 19" West 834.16 feet; thence North 30.00 feet; thence South 88° 02' 23" East 613.98 feet; thence North 0° 38' 29" East 110.82 feet; thence southeasterly along the arc of a 3000.00 foot radius non-tangent curve to the left (radius bears: North 0° 38' 29" East) 32.66 feet through a central angle of 0° 37' 26" (chord: South 89° 40' 13" East 32.66 feet); thence North 336.00 feet; thence West 94.50 feet; thence North 21.50 feet; thence West 152.00 feet; thence North 90.00 feet; thence West 46.59 feet; thence North 45.00 feet; thence East 46.59 feet; thence North 52.89 feet; thence North 76° 13' 06" West 20.90 feet; thence North 13° 46' 57" East 89.96 feet; thence North 16° 45' 57" East 56.00 feet; thence northwesterly along the arc of a 450.00 foot radius non-tangent curve to the right (radius bears: North 16° 45' 57" East) 30.24 feet through a central angle of 3° 51' 00" (chord: North 71° 18' 33" West 30.23 feet); thence North 20° 34' 21" East 100.08 feet; thence North 65° 48' 41" West 45.00 feet; thence North 61° 23' 40" West 604.50 feet; thence North 60° 44' 20" West 48.60 feet; thence North 58° 09' 25" West 46.49

feet; thence North 55° 15' 45" West 46.49 feet; thence North 55° 20' 26" West 50.52 feet; thence South 33° 47' 13" West 100.00 feet; thence northwesterly along the arc of a 1076.00 foot radius non-tangent curve to the left (radius bears: South 33° 47' 13" West) 20.00 feet through a central angle of 1° 03' 54" (chord: North 56° 44' 44" West 20.00 feet); thence North 33° 47' 13" East 100.00 feet; thence North 58° 25' 52" West 51.76 feet; thence North 60° 55' 31" West 49.90 feet; thence North 63° 21' 26" West 49.92 feet; thence North 65° 51' 22" West 52.64 feet; thence North 68° 25' 16" West 52.64 feet; thence North 70° 07' 43" West 46.49 feet; thence South 19° 49' 18" West 100.00 feet to the point of beginning.

(Being proposed REMAINDER OF VILLAGE 1-PURCHASE)

Parcel 2:

A portion of the Southwest quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 17' 59" East along the quarter section line 138.61 feet and West 248.21 feet from the South 1/4 corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 08' 58" W 164.24 feet; thence along the arc of a 15.00 foot radius curve to the right 23.34 feet through a central angle of 89° 08' 57" (chord: North 44° 34' 29" West 21.06 feet); thence North 81.08 feet; thence along the arc of a 889.00 foot radius curve to the left 113.71 feet through a central angle of 7° 19' 43" (chord: North 3° 39' 51" West 113.63 feet); thence East 186.26 feet; thence South 211.92 feet to the point of beginning.

(Being proposed MT. SARATOGA REMAINING PURCHASE PARCEL 3
(COMMERCIAL))

Parcel 3:

A portion of the Southwest quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 17' 59" East along the quarter section line 73.99 feet and West 544.55 feet from the South 1/4 corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 09' 33" West 792.50 feet; thence North 0° 00' 38" East 408.28 feet; thence East 509.42 feet; thence North 69° 09' 14" East 257.23 feet; thence southeasterly along the arc of a 1459.00 foot radius non-tangent curve to the left (radius bears: North 69° 09' 14" East) 42.62 feet through a central angle of 1° 40' 25" (chord: South 21° 40' 58" East 42.62 feet); thence along the arc of a 806.00 foot radius curve to the right 124.84 feet through a central angle of 8° 52' 27" (chord: South 18° 04' 57" East 124.71 feet); thence along the arc of a 280.50 foot radius curve to the right 58.42 feet through a central angle of 11° 55' 57" (chord: South 7° 40' 45" East 58.31 feet); thence South 1° 42' 47" East 132.42 feet; thence South 125.27 feet; thence North 89° 11' 25" West 23.14 feet; thence South 0° 48' 35" West 38.21 feet to the point of beginning.

(Being proposed MT. SARATOGA REMAINING PURCHASE PARCEL 4

(COMMERCIAL)

Parcel 4:

A portion of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 21' 55" East along the Section Line 1091.43 feet and West 154.78 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 85° 12' 00" West 996.78 feet; thence southwesterly along the arc of a 1041.50 foot radius non-tangent curve to the right (radius bears: North 68° 40' 45" West) 28.54 feet through a central angle of 1° 34' 13" (chord: South 22° 06' 21" West 28.54 feet); thence North 67° 06' 33" West 83.00 feet; thence northwesterly along the arc of a 958.50 foot radius non-tangent curve to the left (radius bears: North 67° 06' 33" West) 831.94 feet through a central angle of 49° 43' 50" (chord: North 1° 58' 27" West 806.07 feet); thence along the arc of a 1043.50 foot radius curve to the right 18.20 feet through a central angle of 0° 59' 57" (chord: North 26° 20' 24" West 18.20 feet); thence South 54° 53' 34" West 317.74 feet; thence South 68° 22' 39" West 59.76 feet; thence North 56° 28' 44" West 116.59 feet; thence North 85° 15' 55" West 75.86 feet; thence North 72° 05' 07" West 225.21 feet; thence North 73° 49' 14" West 85.95 feet; thence North 81° 01' 24" West 85.91 feet; thence North 88° 37' 30" West 85.91 feet; thence South 85° 35' 26" West 86.13 feet; thence South 74° 42' 57" West 349.28 feet to the Easterly line of that real property described in Deed Entry No. 26972:2006; thence along said real property the following three (3) courses: North 24° 19' 57" West 87.18 feet; thence South 65° 37' 45" West 189.50 feet; thence South 33° 37' 57" West 172.88 feet; thence North 25° 38' 33" West 465.12 feet; thence North 33° 57' 27" East 512.75 feet to the Southerly right-of-way line of Highway 73; thence North 78° 12' 20" East along said right-of-way line 235.19 feet to the Quarter Section Line; thence South 0° 23' 05" West along the Quarter Section Line 651.34 feet to the northerly line of that real property described in Deed Entry No. 822:2006; thence along said real property the following seventeen (17) courses: North 65° 39' 53" East 283.43 feet; thence North 88° 24' 59" East 355.06 feet; thence South 62° 03' 18" East 559.95 feet; thence North 54° 53' 34" East 305.11 feet; thence North 23° 32' 32" West 24.36 feet; thence Northwesterly along the arc of a 1050.64 foot radius non-tangent curve to the right (radius bears: North 66° 29' 51" East) 208.68 feet through a central angle of 11° 22' 48" (chord: North 17° 48' 45" West 208.33 feet); thence North 12° 07' 21" West 544.62 feet; thence North 57° 07' 21" West 141.74 feet to a point also being on the southerly right-of-way line of Highway 73; thence North 78° 12' 20" East along said right-of-way line 294.77 feet; thence South 32° 52' 39" West 139.36 feet; thence South 12° 07' 21" East 544.62 feet; thence along the arc of a 954.64 foot radius curve to the left 156.00 feet through a central angle of 9° 21' 45" (chord: South 16° 48' 14" East 155.82 feet); thence North 30° 49' 00" East 240.09 feet; thence North 40° 46' 27" East 158.96 feet; thence North 71° 01' 41" East 369.74 feet; thence North 67° 13' 11" East 178.58 feet; thence South 34° 08' 41" East 138.69 feet; thence South 46° 39' 59" East 152.34 feet; thence South 47° 43' 01" West 342.92 feet; thence South 42° 16' 59" East 657.12 feet; thence South 5° 03' 00" West 599.09 feet to the point of beginning.

(Being proposed DESCRIPTION OF PURCHASE AREA OF VILLAGE 5 NEIGHBORHOOD 3)