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Book - 10786 Pg - 9249-9251
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 3 P.



Prepared By Provo Land Title
Company
File #80609-19

After Recording Mail To:
4234 West McKellen Drive #202
Herriman, UT 84096

Space Above This Line for Recorder's Use

WARRANTY DEED

Edge Saddlebrook, 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
Robert Earnhart, an unmarried man, and Kathi Earnhart, a married woman
GRANTEE(S), of 4234 West McKellen Drive #202, Herriman, UT 84096
hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying
in Salt Lake 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. 33-07-427-090

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 5/30/2019

Grantor:

Edge Saddlebrook, LLC, a Utah Limited Liability Company

By: 
Gordon Jones, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 30 day of May, 2019, 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 Saddlebrook, 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

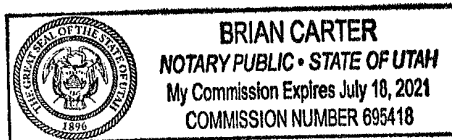


EXHIBIT A

Property 1:

Unit 202, Building G, Saddlebrook Condominium, amending part of Lot C, South Herriman, as the same identified in the recorded survey map in Salt Lake County, Utah, as Entry No. 12789356 in Book 2018P and Page 228, (as said record of Survey Map, may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Salt Lake County, Utah, as Entry No. 12709696, in Book 10644, at Page 2066 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided percentage ownership interest in the Common Areas and Facilities appurtenant to such Units, subject to the covenants, conditions, restrictions, limitations and easements set forth in Declaration of Condominium recorded in Salt Lake County, Utah, as Entry No. 12709696, in Book 10644, at Page 2066 (as said Declaration may have heretofore been amended or supplemented).