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7/2/2019 4:56:00 PM \$40.00  
Book - 10799 Pg - 4009-4011  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PROVO LAND TITLE COMPANY  
BY: eCASH, DEPUTY - EF 3 P.

## 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

**Gregory Andersen and Sarah Andersen**, Husband and Wife as joint tenants

GRANTEE(S), of **14652 South Astin Lane #U302, HERRIMAN UT ,84096**

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

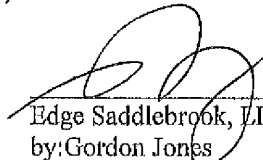
See Attached Exhibit "A"

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. 33-07-427-272

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.

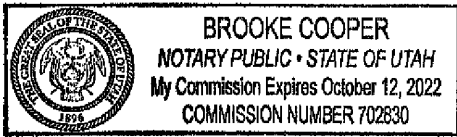
WITNESS our hands on this 17 day of June, 2019

  
\_\_\_\_\_  
Edge Saddlebrook, LLC  
by: Gordon Jones

State of Utah            )  
                                  SS:  
County of Utah         )

On the ( ) day of June, 2019 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 Saddlebrook, LLC 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.

Brooke Cooper  
Notary Public  
Commission expires: 10/12/2022  
Residing in: Vineyard, UT



## EXHIBIT "A"

Tax Serial No. 33-07-427-272

Unit 302, Saddlebrook Building U 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. 12847647 in Book 2018P and Page 321, (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 and 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 and Page 2066 (as said Declaration may have heretofore been amended or supplemented).