After Recording Mail To: 13702 S 200 W B12 Draper UT 84020 ENT 180749: 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Oct 25 11:25 AM FEE 40.00 BY JG
RECORDED FOR Trident Title Insurance Agency,
ELECTRONICALLY RECORDED

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 13702 South 200 West, Ste. 812, Draper, UT 84020 Hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in Utah County,

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 thereto, being subject, however, to easements, rights of way, restrictions, etc., of record.

WITNESS our hands on this 22 day of October, 2021

State of Utah

SS:

County of Utah

SS:

On the 22nd day of October, 2021, personally appeared before me, Seve Maddex, who being by me duly sworn did say, each for himself, that they are the members/managers of the Edge Homes Utah, L.L.C. a Utah 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.

Notary Public

Commission expires: 7. 18. 2015

Residing in: Llki, ut

SHELLEY MAE KING
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 719007
COMM. EXP. 07-10-2025

Edge Homes Utah, LLC, a Utah Limited

Exhibit "A"

Parcel 1

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 581.47 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running thence North 89°53'54" East 200.00 feet along the section line; thence South 00°06'06" East 440.00 feet; thence South 89°53'54" West 200.00 feet; thence North 00°06'06" West 440.00 feet to the point of beginning.

Parcel 2A

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

Beginning at the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running thence North 89°53'54" East 581.47 feet along the section line; thence South 00°06'06" East 274.69 feet; thence South 89°58'33" West 70.79 feet; thence South 87°11'04" West 48.06 feet; thence South 89°53'38" West 200.00 feet; thence South 00°01'27" East 21.56 feet; thence South 89°59'32" West 148.00 feet; thence North 00°01'27" West 21.30 feet; thence South 89°53'38" West 100.00 feet; thence South 00°01'27" East 21.17 feet; thence South 89°57'09" West 180.97 feet; thence South 79°19'57" West 222.47 feet; thence North 24°58'58" West 373.54 feet to the section line; thence North 89°55'02" East 542.18 feet along the section line to the point of beginning.

Parcel 2B

A parcel of land situate in the Northeast and Northwest Quarters 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 781.47 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running thence North 89°53'54" East 603.16 feet along the section line; thence South 00°06'22" East 585.90 feet; thence South 88°53'18" West 27.50 feet; thence South 89°53'38" West 137.20 feet; thence Northwesterly 184.15 feet along the arc of a 1,039.00 foot radius curve to the right (center bears North 00°06'22" West and the chord bears North 85°01'43" West 183.91 feet with a central angle of 10°09'18"); thence North 79°57'04" West 12.37 feet; thence North 84°04'51" West 88.61 feet; thence North 79°57'04" West 87.61 feet; thence Southwesterly 273.30 feet along the arc of a 1,144.00 foot radius curve to the right (center bears North 77°42'27" West and the chord bears South 19°08'11" West 272.65 feet with a central angle of 13°41'16"); thence North 63°36'44" West 100.00 feet; thence North 64°18'54" West 63.60 feet; thence North 65°52'58" West 93.46 feet; thence Northeasterly 263.49 feet along the arc of a 887.00 foot radius curve to the left (center bears North 63°50'54" West and the chord bears North 17°38'29" East 262.52 feet with a central angle of 17°01'12"); thence North 89°53'54" East 173.06 feet; thence North 00°06'06" West 440.00 feet to the point of beginning.

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 1,384.63 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running thence North 89°53'54" East 1,026.08 feet along the section line; thence South 00°07'42" East 316.20 feet; thence North 89°53'54" East 214.95 feet; thence South 00°06'48" East 270.14 feet; thence South 89°56'46" West 1,208.68 feet; thence South 88°53'18" West 32.52 feet; thence North 00°06'22" West 585.90 feet to the point of beginning.