



ENT 206598:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Dec 23 03:32 PM FEE 40.00 BY MG
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
File #87580-20

After Recording Mail To:
1807 West Eaglewood Drive
#204
Saratoga Springs, UT 84045

Space Above This Line for Recorder's Use

WARRANTY DEED

Edge Mt. Saratoga Condos, 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
Dawson Yeager and Lauren Yeager, husband and wife
GRANTEE(S), of 1807 West Eaglewood Drive, #204, Saratoga Springs, UT 84045
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. 50-116-0204

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 November 23, 2020

Grantor:

Edge Mt. Saratoga Condos, LLC, a Utah Limited Liability Company

By: _____

Gordon Jones, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 23 day of November, 2020, 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 Mt. Saratoga Condos, 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.

Brooke Cooper

Notary Public

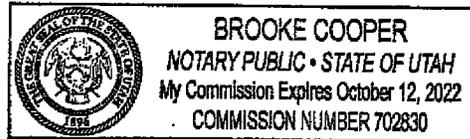


EXHIBIT A

Property 1:

Unit 204, Building "O", Plat "F-3", Quailhill at Mt. Saratoga Condominium, as the same is identified in the Record of Survey Map therefore recorded in Utah County, Utah as Entry No. 51435:2020 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium of Quailhill Condominiums recorded in Utah County, Utah as Entry No. 51008:2019 (as said Declaration may have heretofore been amended or supplemented),

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities which is appurtenant to said Unit as more particularly described in said Declaration (as said Declaration may have heretofore been amended or supplemented).