



ENT22149:2020 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Feb 21 03:09 PM FEE 40.00 BY CS  
RECORDED FOR Provo Land Title Co.  
ELECTRONICALLY RECORDED

Prepared By Provo Land Title  
Company  
File #81284-19

After Recording Mail To:  
533 East Mt. Peale Drive  
Eagle Mountain, UT 84005

Space Above This Line for Recorder's Use

### WARRANTY DEED

Edge Homes Utah, 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 Spencer Todd Pickering and Brooke Carol Pickering, Joint Tenants GRANTEE(S), of 533 East Mt. Peale Drive, Eagle Mountain, UT 84005 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. 35-746-0308**

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 February 7, 2020

Grantor:

Edge Homes Utah, LLC, a Utah Limited Liability Company

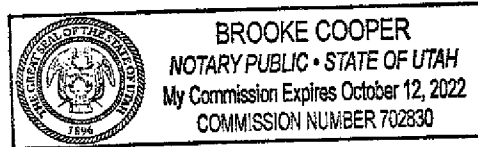
By: [Signature]  
Gordon Jones, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 7 day of February, 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 Homes Utah, 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.

[Signature]  
Notary Public



**EXHIBIT A**

Property 1:

Lot 308, Phase "A", Plat 3, Brandon Park Subdivision, Eagle Mountain, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.