



ENT 31375:2020 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2020 Mar 11 02:30 PM FEE 40.00 BY MA  
RECORDED FOR Trident Title Insurance Agency, LLC  
ELECTRONICALLY RECORDED

**Prepared By Trident Title Insurance  
Agency, LLC  
File #82229-19**

**After Recording Mail To:  
1806 West Newcastle Lane  
#B302  
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  
Ana Y. Ortiz, unmarried woman  
GRANTEE(S), of 1806 West Newcastle Lane, #B302, 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. 50-097-0302**

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 24, 2020

Grantor:

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

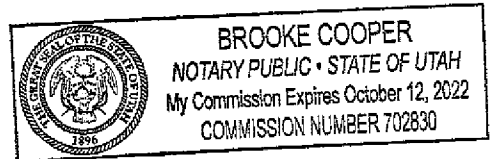
By: [Signature]  
Gordon Jones, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 24 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 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.

[Signature]  
Notary Public



**EXHIBIT A**

Property 1:

Unit 302, Building "B", Plat "F-1", 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. 51009:2019 (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).