



ENT42295:2021 PG 1 of 3  
Andrea Allen  
Utah County Recorder  
2021 Mar 05 02:45 PM FEE 40.00 BY DA  
RECORDED FOR Trident Title Insurance Agency, LLC  
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance  
Agency, LLC  
File #84264-20

After Recording Mail To:  
656 North 260 West  
Vineyard, UT 84059

Space Above This Line for Recorder's Use

**WARRANTY DEED**

Edge Vineyard Shores, 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 Jon Benjamin Bernards and Bailey June Bernards, husband and wife as joint tenants GRANTEE(S), of 656 North 260 West, Vineyard, UT 84059 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. 45-736-0208**

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 March 1, 2021

Grantor:

Edge Vineyard Shores, LLC, a Utah Limited Liability Company

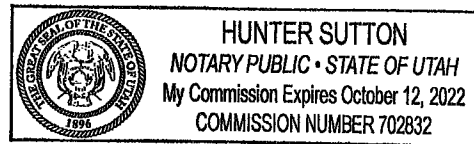
By: [Signature]  
Gordon Jones, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 1 day of March, 2021, 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 Vineyard Shores, 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 1208, LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-C (Amending the portions of Lot 3, Geneva Park West), according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).