



Prepared By Trident Title Insurance Agency, LLC  
101446-23

After Recording Mail Tax Notice To:  
Edge Home Utah, LLC  
13702 S 200 W B12  
Draper UT 84020

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Gardner-Plumb, LC, 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 Homes Utah, LLC, a Utah Limited Liability Company** GRANTEE(S), of 13702 S 200 W B12, Draper UT 84020 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 thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

**Tax Serial No.** 55-983-0412; 55-983-0413; 55-983-0414; 55-983-0415; 55-983-0416; 55-983-0422; 55-983-0423; 55-983-0424; 55-983-0425; 55-983-0426; 55-983-0427; 55-983-0428; 55-983-0429; 55-983-0430; 55-983-0431; 55-983-0432; 55-983-0433; 55-983-0434; 55-983-0435; 55-983-0436; 55-983-0437; 55-983-0438; 55-983-0439; 55-983-0450; 55-983-0451; 55-983-0452; 55-983-0453; 55-983-0454; 55-983-0455; 55-983-0456; 55-983-0457; 55-983-0458; 55-983-0459; 55-983-0460; 55-983-0461; 55-983-0462; 55-983-0463; 55-983-0464; 55-983-0465; 55-983-0466; 55-983-0467; 55-983-0468; 55-983-0469; 55-983-0470; 55-983-0471; 55-983-0472; 55-983-0473; 55-983-0474; 55-983-0475; 55-983-0476; 55-983-0477; 55-983-0478; 55-983-0479; 55-983-0480; 55-983-0481; 55-983-0482; 55-983-0483; 55-983-0484; 55-983-0485; 55-983-0486; 55-983-0487; 55-983-0488; 55-983-0489; 55-983-0490; 55-983-0491; 55-983-0492; 55-983-0493; 55-983-0494; 55-983-0495; 55-983-0496; 55-983-0497; 55-983-0498; 55-983-0499; 55-983-0500; 55-983-0501; 55-983-0502; 55-983-0503; 55-983-0504; 55-983-0505; 55-983-0506; 55-983-0507; 55-983-0508; 55-983-0509; 55-983-0510; 55-983-0511; 55-983-0512; 55-983-0513; 55-983-0514; 55-983-0515; 55-983-0516; 55-983-0517; 55-983-0518; 55-983-0519 and 55-983-0520.

Witness our hands on 28<sup>th</sup> day of June, 2023

Grantor:

Gardner-Plumb, LC, a Utah Limited Liability Company

By: Walter J Plumb   
Walter J. Plumb, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 28<sup>th</sup> day of June, 2023, personally appeared via audio/visual communication Walter J. Plumb, Manager of Gardner-Plumb, LC, 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 Gardner-Plumb, LC 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.

Brian Carter



Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

**EXHIBIT A**

**Property 1:**

Lots 412, 413, 414, 415, 416, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519 and 520, Willow Point Phase 4 Subdivision, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

TOGETHER WITH the easement interest in and to the Common Areas and Limited Common Areas and Facilities which is appurtenant to said Lots as more particularly described in said Declaration executed July 28, 2021 and recorded July 29, 2021 as Entry No. 132703:2021 (as said Declaration may have heretofore been amended or supplemented).