



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

Richard Ladka and Jacqueline Ladka, Husband and wife

GRANTEE(S), of **4027 West 1730 North, LEHI UT ,84043**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

Lot 1112, The Exchange in Lehi Phase 11 P.U.D. Subdivision Plat, amending a portion of Lots 5 of Hardman Lehi Subdivision Plat "A" residential development, recorded May 31, 2018 as Entry No. 50603:2018 in the official records of the Utah County Recorder, State of Utah, and as identified and described in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Exchange in Lehi, a Master Planned Community, recorded April 12, 2017 as Entry No. 35360:2017 of official records.

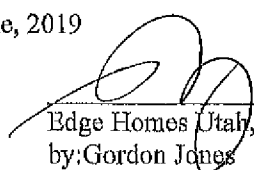
TOGETHER WITH a right and easement in and to the Common Area described, and as provided for, in said Declaration (as said Declaration may have heretofore been amended or supplemented).

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. 38-582-12

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 this 6 day of June, 2019



Edge Homes Utah, LLC
by: Gordon Jones

State of Utah)
SS:
County of Utah)

On the 6 day of June, 2019 personally appeared before me, Gordon Jones, who being by me duly sworn did say, each for himself, that they are the members/managers of the Edge Homes Utah, LLC a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

Commission expires:

Residing in:

[Handwritten signature]
7-18-2021
[Handwritten address]

