

2017-045
WHEN RECORDED MAIL TO:
GRANTEE
601 Autumn Court
Rexburg, ID 83440

WARRANTY DEED

EP1LH LLC, a Utah limited liability company whose address is 5255 West 11000 North Ste 125 Highland, UT 84003 Grantor,

hereby CONVEYS and WARRANTS to

David Daniels, a married man Grantee,

of Vineyard, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH, State of Utah, to-wit:

Unit 30, Edgewater at Geneva, Phase Seven, Edgewater College View One, a Planned Unit Development, as the same is identified in the recorder survey map in Utah County, Utah, as Entry No. 4123:2016, and Map Filing No. 14921, (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration of Condominium Edgewater at Geneva P.U.D. recorded in Utah county, as Entry No. 32829:2014 (as said Declaration may have heretofore been amended or supplemented).

Together with the pertinent easement over and rights of use and enjoyment of said project's common areas as established in the above mentioned Declaration of Easements, Covenants, Conditions and Restrictions
Tax Serial No.: 38-495-0030

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2017 taxes and thereafter.

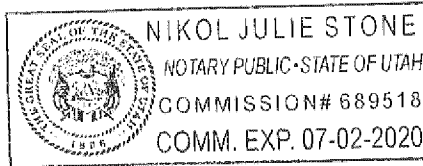
WITNESS the hand of said grantor, this 15th day of June, 2017

Grantor: EPNH, LLC

By Its Member R2R Ventures, LLC by Bart Brockbank its Manager

STATE OF UTAH)

COUNTY OF Utah) :ss



On the 15.6.17, personally appeared before me Bart Brockbank the Manager or R2R Ventures LLC who is the sole member of EP1LH, LLC the signer of the within instrument, who duly acknowledged to me that they executed the same.

[Signature]
Notary Public
Residing at, Utah: 360 S. Technology Ct.
Lindon, UT
COMMISSION Expires: 7-2-20