



ENT58944:2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 May 13 09:20 AM FEE 40.00 BY JG
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
97516-22

After Recording Mail Tax Notice To:
13702 S 200 West B12
Draper UT 84020

Space Above This Line for Recorder's Use

WARRANTY DEED

Edge Homes Utah, LLC, 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 Gardner Point, LLC, a Utah Limited Liability Company

GRANTEE(S), of Gardner Point, Takedown #3, Parcels E and F, Lehi, UT 84043
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.

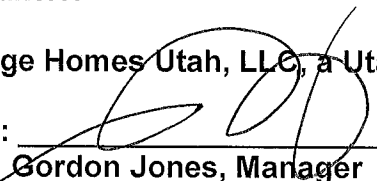
TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining thereto, being subject, however, to easements, rights of way, restrictions,
etc., of record or enforceable in law or equity.

**Tax Serial No. 58-023-0320 & 58-023-0343 & 58-023-0344 & 58-023-0317 &
58-023-0321**

Witness our hands on 12 day of May, 2022

Grantor:

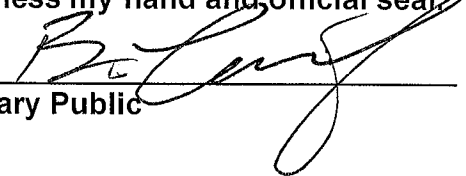
Edge Homes Utah, LLC, a Utah Limited Liability Company

By: 
Gordon Jones, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 12 day of May, 2022, 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 Homes Utah, 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.


Notary Public

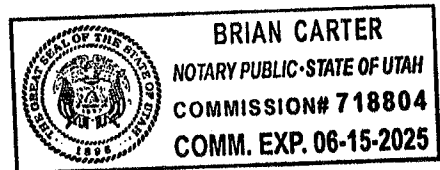


EXHIBIT A

Property 1:

(Part of Tax Serial: 58-023-0344)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89° 53' 54" East 1,190.64 feet along the section line and South 00° 14' 11" East 1,392.22 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00° 14' 11" East 553.04 feet; thence South 56° 14' 39" West 491.18 feet; thence North 00° 13' 17" West 481.48 feet; thence West 149.65 feet; thence North 67.56 feet; thence Northwesterly 142.41 feet along the arc of a 1,010.00 foot radius curve to the left (center bears West and the chord bears North 04° 02' 21" West 142.29 feet with a central angle of 08° 04' 43"); thence North 10° 06' 51" West 42.05 feet; thence Northwesterly 35.80 feet along the arc of a 24.00 foot radius curve to the right (center bears North 07° 16' 38" West and the chord bears North 54° 33' 00" West 32.57 feet with a central angle of 85° 27' 16"); thence Northwesterly 20.81 feet along the arc of a 987.00 foot radius curve to the left (center bears South 78° 10' 39" West and the chord bears North 12° 25' 35" West 20.81 feet with a central angle of 01° 12' 28"); thence Northerly 28.36 feet along the arc of a 24.00 foot radius curve to the right (center bears North 76° 58' 10" East and the chord bears North 20° 49' 33" East 26.74 feet with a central angle of 67° 42' 45"); thence South 37° 44' 37" East 18.48 feet; thence Northeasterly 69.77 feet along the arc of a 1,440.35 foot radius curve to the left (center bears North 37° 43' 26" West and the chord bears North 50° 53' 18" East 69.77 feet with a central angle of 02° 46' 32"); thence East 531.07 feet to the point of beginning.

(Being proposed Gardner Point Takedown #3 Parcel E)

Also

(Tax Serial: 58-023-0320 and 58-023-0343)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89° 53' 54" East 581.96 feet along the section line and South 274.68 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00° 06' 06" East 165.31 feet; thence North 89° 53' 54" East 26.94 feet; thence Southwesterly 263.49 feet along the arc of a 887.00 foot radius curve to the right (center bears North 80° 52' 07" West and the chord bears South 17° 38' 29" West 262.52 feet with a central angle of 17° 01' 12"); thence South 65° 52' 58" East 93.46 feet; thence South 64° 18' 54" East 63.60 feet; thence South 63° 36' 44" East 100.00 feet; thence Southwesterly 242.78 feet along the arc of a 1,144.00 foot radius curve to the right (center bears North

64° 01' 12" West and the chord bears South 32° 03' 35" West 242.32 feet with a central angle of 12° 09' 33"); thence Southwesterly 371.00 feet along the arc of a 1,144.00 foot radius curve to the right (center bears North 51° 51' 39" West and the chord bears South 47° 25' 47" West 369.37 feet with a central angle of 18° 34' 51"); thence South 61° 37' 17" West 163.13 feet; thence North 38° 45' 41" West 53.40 feet; thence North 47° 38' 31" West 154.70 feet; thence North 30° 12' 56" West 41.80 feet; thence North 17° 09' 04" West 362.70 feet; thence North 23° 30' 23" West 112.48 feet; thence North 37° 49' 03" West 59.46 feet; thence North 43° 40' 05" West 151.05 feet; thence North 26° 24' 01" West 236.10 feet; thence North 79° 19' 57" East 186.12 feet; thence North 89° 57' 09" East 180.97 feet; thence North 00° 01' 27" West 21.17 feet; thence North 89° 53' 38" East 100.00 feet; thence South 00° 01' 27" East 21.30 feet; thence North 89° 59' 32" East 148.00 feet; thence North 00° 01' 27" West 21.56 feet; thence North 89° 53' 38" East 200.00 feet; thence North 87° 11' 04" East 48.06 feet; thence North 89° 58' 33" East 70.79 feet to the point of beginning.

(Being proposed Gardner Point Takedown #3 Parcel F)

Also

(Tax Serial: 58-023-0344 Gap area)

A portion of the Northeast ¼ of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest corner of that real property described in deed entry no. 39719:2008 of the official records of Utah County located North 89° 53' 54" East along the section line 1,211.29 feet and South 1,280.11 feet from the North 1/4 corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following three (3) courses: 1) South 00° 17' 12" East 82.50 feet; 2) South 89° 57' 40" West 5.82 feet; 3) South 00° 13' 17" East 576.36 feet; thence South 56° 14' 39" West 11.36 feet; thence North 00° 14' 11" West 665.16 feet; thence North 89° 57' 40" East 15.37 feet to the point of beginning.

Also

(Tax Serial: 58:023:0317 and Tax Serial: 58:023:0321)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 89° 55' 02" West 542.18 feet along the section line the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 24° 58' 58" East 373.54 feet; thence North 79° 19' 57" East 36.35 feet; thence South 26° 24' 01" East 236.10 feet; thence South 43° 40' 05" East 151.05 feet; thence South 37° 49' 03" East 59.46 feet; thence South 23° 30' 23" East 112.48 feet; thence South 17° 09' 04" East 362.70 feet; thence South 30° 12' 56" East 41.80 feet; thence South 47° 38' 31" East 154.70 feet; thence South 38° 45'

41" East 53.40 feet; thence South 13° 20' 50" East 144.89 feet; thence South 10° 19' 44" East 229.92 feet; thence South 07° 09' 38" East 35.62 feet; thence West 24.44 feet; thence North 10° 53' 58" West 387.62 feet; thence North 44° 56' 58" West 236.65 feet; thence North 19° 23' 58" West 516.70 feet; thence North 43° 17' 58" West 162.42 feet; thence South 89° 54' 48" West 9.99 feet; thence North 43° 17' 58" West 59.11 feet; thence North 24° 58' 58" West 592.54 feet to the section line; thence North 89° 55' 02" East 9.78 feet along the section line to the point of beginning.

(Being proposed Gardner Point Takedown #3 Parcel G)