



Prepared By Trident Title Insurance Agency, LLC
98175-22

After Recording Mail Tax Notice To:
Edge Timp Point
13702 S 200 W Suite 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 Timp Point, LLC, a Utah Limited Liability Company

GRANTEE(S), of Timp Point, Phase 3, Plats O, P, Q, R, S, T (Vacant), 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. 53-643-0101, 53-643-0102, 53-643-0201, 53-643-0202, 53-643-0203, 53-643-0204, 53-643-0301, 53-643-0302, 53-643-0303, 53-643-0304, 53-644-0101, 53-644-0102, 53-644-0201, 53-644-0202, 53-644-0203, 53-644-0204, 53-644-0301, 53-644-0302, 53-644-0303, 53-644-0304, 53-645-0101, 53-645-0102, 53-645-0201, 53-645-0202, 53-645-0203, 53-645-0204, 53-645-0301, 53-645-0302, 53-645-0303, 53-645-0304, 53-646-0101, 53-646-0102, 53-646-0201, 53-646-0202, 53-646-0203, 53-646-0204, 53-646-0301, 53-646-0302, 53-646-0303, 53-646-0304, 53-647-0101, 53-647-0102, 53-647-0201, 53-647-0202, 53-647-0203, 53-647-0204, 53-647-0301, 53-647-0302, 53-647-0303, 53-647-0304, 53-648-0101, 53-648-0102, 53-648-0201, 53-648-0202, 53-648-0203, 53-648-0204, 53-648-0301, 53-648-0302, 53-648-0303, and 53-648-0304

Witness our hands on 24th day of May, 2022

Grantor:


Gardner-Plumb, LC, a Utah Limited Liability Company

By: Walter J. Plumb 
Walter J. Plumb, Manager/Member

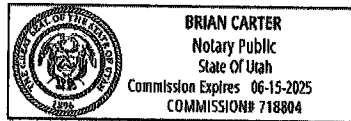
STATE OF UTAH
COUNTY OF UTAH

On this 24th day of May, 2022, before me via audio/visual communication Brian Carter a notary public, personally appeared Walter J. Plumb, Manager/Member of Gardner-Plumb, LC, a Utah Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they 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:

UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, BUILDING O, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "O", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24574:2022 AND MAP FILING NO. 18190 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, (GARAGE), BUILDING O, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "O", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24574:2022 AND MAP FILING NO. 18190 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, BUILDING P, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "P", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24577:2022 AND MAP FILING NO. 18191 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, (GARAGE), BUILDING P, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "P", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24577:2022 AND MAP FILING NO. 18191 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE

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UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, BUILDING Q, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "Q", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24580:2022 AND MAP FILING NO. 18192 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, (GARAGE), BUILDING Q, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "Q", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24580:2022 AND MAP FILING NO. 18192 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, BUILDING R, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "R", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24583:2022 AND MAP FILING NO. 18193 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED

OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304,, (GARAGE), BUILDING R, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "R", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24583:2022 AND MAP FILING NO. 18193 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, BUILDING S, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "S", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24586:2022 AND MAP FILING NO. 18194 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATION

BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

UNITS 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304, BUILDING T, TIMP POINT CONDOMINIUMS, PHASE 3, PLAT "T", AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 24589:2022 AND MAP FILING NO. 18195 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 118678:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

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