



ENT 73897:2018 PG 1 of 2
Jeffery Smith
Utah County Recorder
2018 Aug 06 02:30 PM FEE 14.00 BY MG
RECORDED FOR Provo Land Title Co.
ELECTRONICALLY RECORDED

RESPA 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

Jacquelyn Joyner, a single woman

GRANTEE(S), of **4151 West 1650 North, LEHI UT ,84043**

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

Lot T-728, The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat, amending a portion of Lot 5 of Hardman Lehi Subdivision Plat "A" residential development, recorded December 29, 2017 as Entry No. 129839:2017 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.

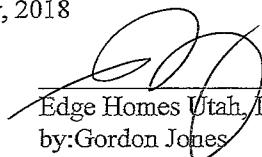
TOGETHER WITH a right and easement in and to the Common Area described, and as provided for, in said Declaration (as said Declaration may have heretofore been amended or supplemented).

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. 38-554-728

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 31 day of July, 2018



Edge Homes Utah, LLC
by: Gordon Jones

State of Utah)
SS:
County of Utah)

On the 3 day of July, 2018 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: 7-18-2021
Residing in: Smith Fork Ut.

