



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

Pamela Branscomb,

GRANTEE(S), of **3921 West 1850 North, LEHI UT ,84043**

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


See Attached Exhibit "A"

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. 38-517-215

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.

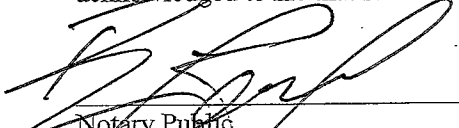
WITNESS our hands on this 27 day of August, 2018



Edge Homes Utah LLC
by: Gordon Jones

State of Utah)
 SS:
County of Utah)

On the 27 day of August, 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: Spanish Fork, UT

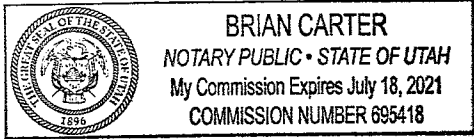


EXHIBIT "A"

Tax Serial No. 38-517-215

Lot 215, The Exchange in Lehi Phase 2 Subdivision Plat, together with all improvements located thereon, as said property is identified in the Plat of said development recorded March 16, 2017, as Entry No. 25497:2017 of 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 the official records of the Utah County Recorder, State of Utah.

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).