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10/3/2017 2:14:00 PM \$14.00
Book - 10605 Pg - 3317-3318
ADAM GARDINER
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 2 P.

RESPA WARRANTY DEED

Edge Land 16, 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

Kristen Pendarvis and Richard Pendarvis, wife and husband.

GRANTEE(S), of **4858 West Spire Way, RIVERTON UT ,84096**

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

Unit 35, Phase 3, The Towers Planned Unit Development, as the same is identified in the record of survey map recorded November 18, 2016 as Entry No. 12415682 in the office of the Salt Lake County Recorder, Utah.

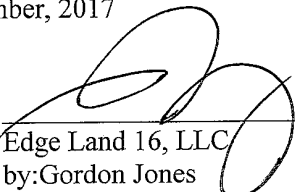
Together with a nonexclusive right and easement of use and enjoyment in and to the Common and Limited Common Areas described, and as provided for, in said Plat and Declaration(s) of Covenants, Conditions, and Restrictions. Subject to such perpetual easements and right of ingress and egress on, over, under, through and across the lot which are associated with the utilities and private streets in said development.

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. 26-36-428-091

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 19th day of September, 2017



Edge Land 16, LLC
by: Gordon Jones

State of Utah)
 SS:
County of Utah)

On the 19 day of September, 2017 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 Land 16, 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.

