



ENT 117792 : 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jul 01 03:26 PM FEE 40.00 BY LT
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

**Prepared By Trident Title Insurance
Agency, LLC**
File #88554-20

After Recording Mail To:
746 North 260 West
Vineyard, UT 84059

Space Above This Line for Recorder's Use

WARRANTY DEED

Edge Vineyard Shores, 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

James Janya, a married man

GRANTEE(S), of 746 North 260 West, Vineyard, UT 84059

hereby CONVEY AND WARRANT 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 members and appurtenances to the Real Estate 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. 45-742-0002

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 June 28, 2021

Grantor:

Edge Vineyard Shores, LLC, a Utah Limited Liability Company

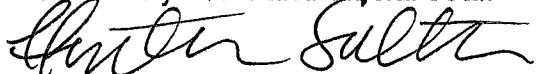
By:

Gordon Jones, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 28 day of June, 2021, 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 Vineyard Shores, 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

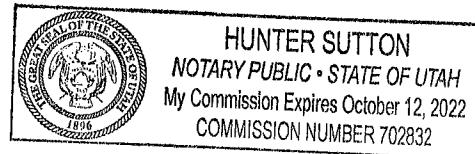


EXHIBIT A

Property 1:

UNIT 102, BUILDING MM, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-F CONDOMINIUMS, 2nd Supplemental, A CONVERTIBAL CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 129793:2020 AND MAP FILING NO. 17231 (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. 84264:2019 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNIT 102 (GARAGE), BUILDING MM, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-F CONDOMINIUMS, 2nd Supplemental, A CONVERTIBAL CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 129793:2020 AND MAP FILING NO. 17231 (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. 84264:2019 (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.