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9/20/2017 3:37:00 PM \$14.00
Book - 10600 Pg - 5283-5285
ADAM GARDINER
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 3 P.

RESPA WARRANTY DEED

Edge Horizon Heights, 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

Nicholas Barnes, unmarried man.

GRANTEE(S), of **13233 South Andros Lane #203, HERRIMAN UT ,84096**

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

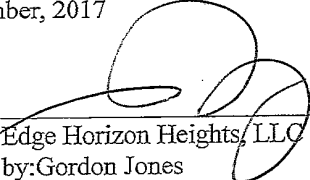
See Attached Exhibit "A"

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. 26-36-402-016

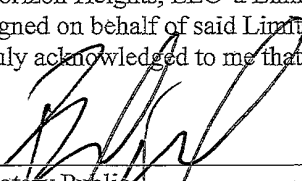
RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether 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 12 day of September, 2017


Edge Horizon Heights, LLC
by: Gordon Jones

State of Utah)
SS:
County of Utah)

On the 12 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 Horizon Heights, 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: [unclear] Fork, UT.

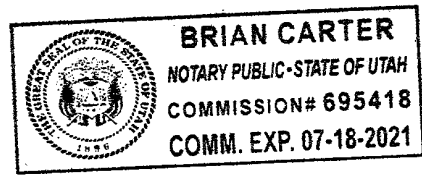


EXHIBIT "A"

Tax Serial No. 26-36-402-016

Unit 203 of Horizon Heights Building 1H Condominiums, together with all improvements located thereon, as said Unit is identified in the plat of said development recorded September 29, 2016 as Entry No. 12376587 but stated on the plat as Entry No. 12376589, in Book 2016P, at Page 259 of the official records of the Salt Lake County Recorder, State of Utah, and as identified and described in the Declaration of Condominium for Horizon Heights, a Utah Condominium Project, recorded September 29, 2016 as Entry Number 12376589, in Book 10481, at Page 8130, of the official records of the Salt Lake County Recorder, State of Utah.

TOGETHER WITH an undivided interest, and a right and easement of use and enjoyment in and to the Common Area described, as provided for and in the percentage shown, in said Declaration. This conveyance is subject to the provisions of said Declaration, including any amendments thereto. The undivided interest in the Common Area conveyed hereby is subject to modification, from time to time, as provided in the Declaration for Expansion of the Condominium Project.