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8/8/2019 3:06:00 PM \$40.00
Book - 10814 Pg - 153-155
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

Edge Saddlebrook, 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

Ryan Gardner and Sonja Gardner,

GRANTEE(S), of 1709 East Torrey Pines Circle Draper, UT 84020 hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in SALT LAKE County, Utah:

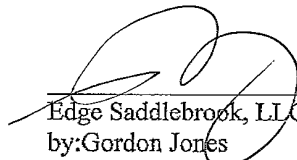
See Attached Exhibit "A"

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. 33-07-427-177

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.

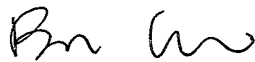
WITNESS our hands on this 18 day of July, 2019



Edge Saddlebrook, LLC
by: Gordon Jones

State of Utah)
 SS:
County of Utah)

On the 18 day of July, 2019 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 Saddlebrook, 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: 10/12/22
Residing in: Vineyard, UT

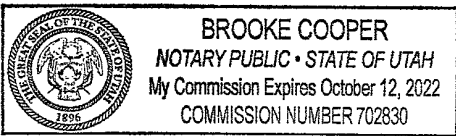


EXHIBIT "A"

Tax Serial No. 33-07-427-177

Unit 201, Building N, Saddlebrook Condominium, amending part of Lot C, South Herriman, as the same identified in the recorded survey map in Salt Lake County, Utah, as Entry No. 12821804 in Book 2018P and Page 265, (as said record of Survey Map, may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Salt Lake County, Utah, as Entry No. 12709696 in Book 10644 and Page 2066 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided percentage ownership interest in the Common Areas and Facilities appurtenant to such Units, subject to the covenants, conditions, restrictions, limitations and easements set forth in Declaration of Condominium recorded in Salt Lake County, Utah, as Entry No. 12709696 in Book 10644 and Page 2066 (as said Declaration may have heretofore been amended or supplemented).