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4/6/2021 4:10:00 PM \$40.00  
Book - 11151 Pg - 7297-7299  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
TRIDENT TITLE INSURANCE AGENCY  
BY: eCASH, DEPUTY - EF 3 P.

Prepared By Trident Title Insurance  
Agency, LLC  
File #88171-20

After Recording Mail To:  
16143 South Truss Drive  
Bluffdale, UT 84065

Space Above This Line for Recorder's Use

**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  
Luis Mario Cepeda, a married man.  
GRANTEE(S), of 16143 South Truss Drive, Bluffdale, UT 84065  
hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying  
in Salt Lake 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.

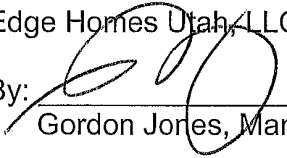
**Tax Serial No. 33-22-251-085**

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 March 21, 2021

**Grantor:**

Edge Homes Utah, LLC, a Utah Limited Liability Company

By:   
Gordon Jones, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 21 day of March, 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 Homes Utah, 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:

Lot T-509, BRINGHURST STATION PHASE 1, PLAT 5, according to the official plat recorded June 10, 2020 as Entry No. 13295009, in Book 2020, at Page 144, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).