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9/30/2021 10:06:00 AM \$40.00  
Book - 11247 Pg - 489-498  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 10 P.

WHEN RECORDED, MAIL TO:

Edge Homes Utah, LLC  
13702 South 500 West B12  
Draper, Utah 84020  
Attn: Steve Maddox

Tax Parcel No. 33-06-400-030, 33-06-100-052, 33-06-126-001, 33-06-126-002, 33-06-326-007, 33-06-326-011  
33-06-326-010

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, with an address of 51 S. Main Street, Suite 300, Salt Lake City, Utah 84111, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to EDGE HOMES UTAH, LLC, a Utah limited liability company as Grantee, with an address of 13702 South 500 West B12, Draper, Utah 84020, the real property located in Salt Lake County, Utah, described as follows (the "Property"):

See attached Exhibit A and Exhibit B, incorporated by reference to this document.

This Deed shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(65)(c)(v), whereby this Deed (i) is made in anticipation of future land use approvals on the property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; and (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show.

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 that Seller's use of such rights shall not interfere with Buyer's residential use of the Property, and in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 10 day of Sept., 2021, and to be effective the date of recording.

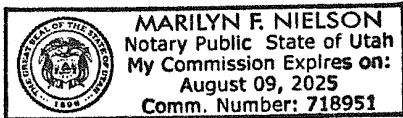
**GRANTOR:**

SUBURBAN LAND RESERVE, INC.  
a Utah corporation

By: *R. Steven Romney*  
Name: R. Steven Romney  
Its: President

STATE OF UTAH                    )  
  : ss.  
COUNTY of SALT LAKE        )

On this 10 day of Sept, 2021, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.



*Marilyn F. Nielson*  
Notary Public

## EXHIBIT A

### Legal Description of the Property

Real property in County of Salt Lake, State of Utah, described as follows:

#### **Mountain Ridge Subdivision Phase 9 Description**

A parcel of land situate in the Southeast and Southwest Quarters of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 2,588.13 feet along the section line and South 252.45 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'00" East 21.21 feet with a central angle of 90°00'00");  
thence South 60.00 feet;  
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");  
thence South 96.19 feet;  
thence West 53.00 feet;  
thence South 85.90 feet;  
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears West and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");  
thence West 196.43 feet;  
thence Southwesterly 118.55 feet along the arc of a 333.15 foot radius curve to the left (center bears South 00°05'12" East and the chord bears South 79°43'11" West 117.92 feet with a central angle of 20°23'15");  
thence North 45°39'42" West 81.22 feet;  
thence Northwesterly 265.90 feet along the arc of a 676.12 foot radius curve to the right (center bears North 44°20'18" East and the chord bears North 34°23'42" West 264.19 feet with a central angle of 22°31'59");  
thence Southwesterly 67.41 feet along the arc of a 326.50 foot radius curve to the left (center bears South 15°09'31" East and the chord bears South 68°55'35" West 67.29 feet with a central angle of 11°49'48");  
thence South 63°00'41" West 81.67 feet to the Easterly Right-of-Way Line of Sentinel Ridge Boulevard;  
thence Northwesterly 10.02 feet along the arc of a 825.00 foot radius curve to the right (center bears North 66°40'15" East and the chord bears North 22°58'52" West 10.02 feet with a central angle of 00°41'46") along said Easterly Right-of-Way Line;  
thence North 63°00'41" East 40.66 feet;  
thence North 66°28'45" East 66.61 feet;  
thence Northeasterly 130.89 feet along the arc of a 333.50 foot radius curve to the right (center bears South 22°29'11" East and the chord bears North 78°45'24" East 130.05 feet with a central angle of 22°29'11");  
thence East 434.42 feet;  
thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00");  
thence East 53.00 feet to the point of beginning.

## EXHIBIT A (cont.)

Contains 138,391 Square Feet or 3.177 Acres

### **Mountain Ridge Subdivision Phases 11 and 12 excluding Slip Lane and 13800 South Description**

A parcel of land situate in the Southwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Sentinel Ridge Boulevard, said point being North 89°50'58" West 3,553.90 feet along the section line and South 00°09'00" West 33.00 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following four (4) courses:

(1) South 00°09'00" West 1.00 feet;

(2) South 89°51'00" East 22.68 feet;

(3) South 44°51'00" East 47.39 feet;

(4) Southeasterly 308.08 feet along the arc of a 945.00 foot radius curve to the left (center bears North 87°17'06" East and the chord bears South 12°03'16" East 306.72 feet with a central angle of 18°40'45");

thence Southwesterly 37.50 feet along the arc of a 20.00 foot radius curve to the right (center bears South 68°36'21" West and the chord bears South 32°18'53" West 32.24 feet with a central angle of 107°25'04");

thence Southwesterly 0.87 feet along the arc of a 163.50 foot radius curve to the right (center bears North 03°58'35" West and the chord bears South 86°10'35" West 0.87 feet with a central angle of 00°18'20");

thence Southeasterly 392.87 feet along the arc of a 972.00 foot radius curve to the left (center bears North 67°29'47" East and the chord bears South 34°04'57" East 390.20 feet with a central angle of 23°09'29");

thence South 45°39'42" East 433.72 feet;

thence Southeasterly 168.32 feet along the arc of a 828.00 foot radius curve to the right (center bears South 44°20'19" West and the chord bears South 39°50'17" East 168.03 feet with a central angle of 11°38'49") to the Northerly Boundary Line of Lot 1 of Autumn Crest Seminary Subdivision, recorded August 6, 2019 as Entry No. 13045935 in Book 2019P at Page 217 in the Office of the Salt Lake County Recorder;

thence South 64°40'08" West 134.85 feet along the Northerly boundary line of said Lot 1 to the Northwest Corner of said Lot 1;

thence South 67°32'18" West 18.58 feet;

thence Southwesterly 206.58 feet along the arc of a 633.50 foot radius curve to the right (center bears North 31°38'20" West and the chord bears South 67°42'10" West 205.66 feet with a central angle of 18°41'01");

thence North 12°57'19" West 60.00 feet;

thence Northeasterly 25.83 feet along the arc of a 15.00 foot radius curve to the left (center bears North 12°57'19" West and the chord bears North 27°43'21" East 22.75 feet with a central angle of 98°38'39");

thence Northwesterly 114.86 feet along the arc of a 273.50 foot radius curve to the left (center bears South 68°24'02" West and the chord bears North 33°37'50" West 114.02 feet with a central angle of 24°03'44");

## EXHIBIT A (cont.)

thence North 45°39'42" West 182.32 feet;  
thence Northwesterly 20.25 feet along the arc of a 15.00 foot radius curve to the left (center bears South 44°20'18" West and the chord bears North 84°20'07" West 18.75 feet with a central angle of 77°20'50");  
thence Southwesterly 25.00 feet along the arc of a 276.50 foot radius curve to the right (center bears North 33°00'32" West and the chord bears South 59°34'52" West 24.99 feet with a central angle of 05°10'48");  
thence North 27°49'44" West 53.00 feet;  
thence Northeasterly 28.23 feet along the arc of a 15.00 foot radius curve to the left (center bears North 27°49'44" West and the chord bears North 08°15'17" East 24.24 feet with a central angle of 107°49'58");  
thence North 45°39'42" West 28.37 feet;  
thence Northwesterly 28.40 feet along the arc of a 1,243.36 foot radius curve to the right (center bears North 44°20'18" East and the chord bears North 45°00'27" West 28.40 feet with a central angle of 01°18'31");  
thence North 82°18'37" West 20.96 feet;  
thence Northwesterly 123.76 feet along the arc of a 1,256.36 foot radius curve to the right (center bears North 46°24'02" East and the chord bears North 40°46'39" West 123.71 feet with a central angle of 05°38'38");  
thence North 00°45'19" East 20.96 feet;  
thence Northwesterly 34.35 feet along the arc of a 1,243.36 foot radius curve to the right (center bears North 52°47'54" East and the chord bears North 36°24'37" West 34.35 feet with a central angle of 01°34'58");  
thence North 35°37'09" West 113.55 feet;  
thence Northwesterly 193.36 feet along the arc of a 326.50 foot radius curve to the right (center bears North 54°22'51" East and the chord bears North 18°39'12" West 190.55 feet with a central angle of 33°55'53");  
thence Northwesterly 23.21 feet along the arc of a 15.00 foot radius curve to the left (center bears South 88°18'45" West and the chord bears North 46°00'23" West 20.96 feet with a central angle of 88°38'17");  
thence North 00°19'32" West 60.00 feet;  
thence South 89°40'28" West 315.76 feet;  
thence North 00°19'32" West 369.69 feet to the section line;  
thence South 89°50'58" East 471.04 feet along said section line to the point of beginning.

Contains 495,225 Square Feet or 11.369 Acres

### **Mountain Ridge Subdivision Phase 17 & 18 excluding Slip Lane and Easement Description**

A parcel of land situate in the Northwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 89°48'47" East 741.15 feet along the section line and South 649.04 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

## EXHIBIT A (cont.)

thence Northeasterly 5.93 feet along the arc of a 52.31 foot radius curve to the right (center bears South 38°54'59" East and the chord bears North 54°19'57" East 5.93 feet with a central angle of 06°29'51");

thence North 57°39'01" East 205.63 feet;

thence Northeasterly 55.54 feet along the arc of a 470.00 foot radius curve to the right (center bears South 32°20'59" East and the chord bears North 61°02'09" East 55.51 feet with a central angle of 06°46'16");

thence North 64°26'45" East 153.55 feet;

thence Southeasterly 155.20 feet along the arc of a 120.00 foot radius curve to the right (center bears South 25°43'20" East and the chord bears South 78°40'20" East 144.60 feet with a central angle of 74°06'01");

thence Northeasterly 299.40 feet along the arc of a 165.00 foot radius curve to the left (center bears North 48°22'41" East and the chord bears North 86°23'44" East 259.98 feet with a central angle of 103°57'54");

thence Northeasterly 107.58 feet along the arc of a 70.00 foot radius curve to the right (center bears South 55°35'13" East and the chord bears North 78°26'33" East 97.30 feet with a central angle of 88°03'31");

thence Southeasterly 136.44 feet along the arc of a 130.00 foot radius curve to the left (center bears North 32°38'06" East and the chord bears South 87°25'57" East 130.27 feet with a central angle of 60°08'06");

thence Northeasterly 34.46 feet along the arc of a 70.00 foot radius curve to the right (center bears South 27°30'00" East and the chord bears North 76°36'07" East 34.11 feet with a central angle of 28°12'14");

thence South 89°48'47" East 37.16 feet;

thence South 00°11'07" West 555.84 feet;

thence West 109.82 feet;

thence South 337.48 feet;

thence West 103.81 feet;

thence South 16.52 feet;

thence West 631.21 feet;

thence North 84.88 feet;

thence West 94.58 feet;

thence South 52.50 feet;

thence West 157.21 feet;

thence North 17.12 feet;

thence South 89°36'32" West 57.93 feet;

thence North 04°07'16" East 587.91 feet;

thence North 55°00'30" East 65.67 feet;

thence North 06°33'13" West 20.83 feet to the point of beginning.

Contains 896,449 Square Feet or 20.580 Acres

### **SLR Mountain Ridge Subdivision Riverton 13400 South Mountain View Parcel Description**

A parcel of land situate in the Northwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

## EXHIBIT A (cont.)

Beginning at a point on the Southerly Right-of-Way Line of 13400 South Street, said point being South 89°48'47" East 519.72 feet along the section line and South 00°11'13" West 99.32 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Southerly Right-of-Way the following two (2) courses:

(1) North 78°43'37" East 195.01 feet;

(2) South 89°46'40" East 76.75 feet;

thence South 00°21'35" East 297.37 feet;

thence South 89°48'47" East 369.61 feet;

thence South 11.20 feet to the Northwesterly Right-of-Way Line of Rose Creek boundary line;

thence along said Northwesterly Right-of-Way Line the following four (4) courses:

(1) Southwesterly 80.71 feet along the arc of a 180.00 foot radius curve to the left (center bears South and the chord bears South 77°09'15" West 80.04 feet with a central angle of 25°41'29");

(2) South 64°26'45" West 153.50 feet;

(3) Southwesterly 62.63 feet along the arc of a 530.00 foot radius curve to the left (center bears South 25°34'43" East and the chord bears South 61°02'09" West 62.60 feet with a central angle of 06°46'16");

(4) South 57°39'01" West 39.62 feet;

thence South 35°01'49" East 60.07 feet to the Southeasterly Right-of-Way Line of Rose Creek boundary line;

thence South 57°39'01" West 74.08 feet along said Southeasterly Right-of-Way Line;

thence North 35°01'49" West 60.07 feet to said Northwesterly Right-of-Way Line of Rose Creek boundary line;

thence along said Northwesterly Right-of-Way Line the following thirteen (13) courses:

(1) South 57°39'01" West 91.93 feet;

(2) Southwesterly 24.97 feet along the arc of a 110.00 foot radius curve to the left (center bears South 32°20'59" East and the chord bears South 51°08'48" West 24.92 feet with a central angle of 13°00'27");

(3) South 44°38'34" West 2.63 feet;

(4) Southwesterly 98.47 feet along the arc of a 1,286.90 foot radius curve to the right (center bears North 45°50'23" West and the chord bears South 46°21'08" West 98.45 feet with a central angle of 04°23'03");

(5) Southwesterly 40.90 feet along the arc of a 68.09 foot radius curve to the left (center bears South 40°26'41" East and the chord bears South 32°20'45" West 40.29 feet with a central angle of 34°25'08");

(6) Southwesterly 25.35 feet along the arc of a 990.91 foot radius curve to the left (center bears South 74°51'48" East and the chord bears South 14°24'13" West 25.35 feet with a central angle of 01°27'58");

(7) Southwesterly 115.74 feet along the arc of a 596.52 foot radius curve to the left (center bears South 76°19'46" East and the chord bears South 08°06'44" West 115.55 feet with a central angle of 11°06'59");

(8) Southerly 194.24 feet along the arc of a 3,232.19 foot radius curve to the left (center bears South 87°26'45" East and the chord bears South 00°49'57" West 194.21 feet with a central angle of 03°26'36");

**EXHIBIT A (cont.)**

(9) Southwesterly 72.48 feet along the arc of a 324.35 foot radius curve to the right (center bears South 89°06'39" West and the chord bears South 05°30'46" West 72.33 feet with a central angle of 12°48'13");

(10) Southwesterly 52.49 feet along the arc of a 42.68 foot radius curve to the right (center bears North 78°05'08" West and the chord bears South 47°09'05" West 49.24 feet with a central angle of 70°28'26");

(11) South 82°23'18" West 15.47 feet;

(12) South 09°28'08" East 19.07 feet;

(13) South 78°48'24" West 20.39 feet to the Easterly Right-of-Way Line of the Mountain View Corridor, designated as State Route 85 (SR-85);

thence along said Easterly Right-of-Way Line the following two (2) courses:

(1) North 00°26'26" West 822.89 feet;

(2) North 05°55'18" East 257.76 feet to the point of beginning.

Contains 233,363 Square Feet or 5.357 Acres

**Mountain Ridge Subdivision Phase 12 13800 South Description**

A parcel of land situate in the Southwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Sentinel Ridge Boulevard, said point being North 89°50'58" West 3,553.90 feet along the section line from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°09'00" West 33.00 feet along said Westerly Right-of-Way Line;

thence North 89°50'58" West 471.04 feet;

thence North 00°19'52" West 33.00 feet;

thence South 89°50'58" East 471.32 feet to the point of beginning.

Contains 15,549 Square Feet or 0.357 Acres



## EXHIBIT B

### Legal Description of the Property

Real property in County of Salt Lake, State of Utah, described as follows:

#### **Mountain Ridge Subdivision Phase 11 and 12 Slip Lane Description**

A parcel of land situate in the Southwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Sentinel Ridge Boulevard, said point being North 89°50'58" West 3,433.83 feet along the section line and South 367.30 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following three (3) courses:

(1) Southeasterly 400.25 feet along the arc of a 945.00 foot radius curve to the left (center bears North 68°36'21" East and the chord bears South 33°31'40" East 397.27 feet with a central angle of 24°16'03");

(2) South 45°39'42" East 433.72 feet;

(3) Southeasterly 177.93 feet along the arc of a 855.00 foot radius curve to the right (center bears South 44°20'19" West and the chord bears South 39°42'00" East 177.60 feet with a central angle of 11°55'24") to the Northerly Boundary Line of Lot 1 of Autumn Crest Seminary Subdivision, recorded August 6, 2019 as Entry No. 13045935 in Book 2019P at Page 217 in the Office of the Salt Lake County Recorder;

thence South 64°40'08" West 27.30 feet along said Northerly Boundary Line;

thence Northwesterly 168.32 feet along the arc of a 828.00 foot radius curve to the left (center bears South 55°59'08" West and the chord bears North 39°50'17" West 168.03 feet with a central angle of 11°38'49");

thence North 45°39'42" West 433.72 feet;

thence Northwesterly 392.87 feet along the arc of a 972.00 foot radius curve to the right (center bears North 44°20'18" East and the chord bears North 34°04'57" West 390.20 feet with a central angle of 23°09'29");

thence Northeasterly 0.87 feet along the arc of a 163.50 foot radius curve to the left (center bears North 03°40'15" West and the chord bears North 86°10'35" East 0.87 feet with a central angle of 00°18'20");

thence Northeasterly 37.50 feet along the arc of a 20.00 foot radius curve to the left (center bears North 03°58'35" West and the chord bears North 32°18'53" East 32.24 feet with a central angle of 107°25'04") to the point of beginning.

Contains 26,896 Square Feet or 0.617 Acres

#### **Mountain Ridge Subdivision Phase 17 & 18 Slip Lane Description**

A parcel of land situate in the Northwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 89°48'47" East 1,803.85 feet along the section line and South 429.58 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

### **EXHIBIT B (cont.)**

thence South 89°48'47" East 27.00 feet;  
thence South 00°11'13" West 575.81 feet;  
thence Northwesterly 31.48 feet along the arc of a 20.00 foot radius curve to the left (center bears North 89°48'47" West and the chord bears North 44°54'24" West 28.33 feet with a central angle of 90°11'13");  
thence West 6.92 feet;  
thence North 00°11'07" East 555.83 feet to the point of beginning.

Contains 15,088 Square Feet or 0.346 Acres

#### **Mountain Ridge Subdivision Phase 17 & 18 Easement Area Description**

A parcel of land situate in the Northwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 89°48'47" East 741.15 feet along the section line and South 649.04 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 06°33'13" East 20.83 feet;  
thence South 55°00'30" West 65.67 feet;  
thence South 04°07'16" West 587.91 feet;  
thence South 89°36'32" West 147.45 feet;  
thence North 00°26'26" West 76.97 feet;  
thence North 82°23'18" East 40.19 feet;  
thence Northeasterly 126.29 feet along the arc of a 102.68 foot radius curve to the left (center bears North 07°36'42" West and the chord bears North 47°09'05" East 118.48 feet with a central angle of 70°28'26");  
thence Northeasterly 85.89 feet along the arc of a 384.35 foot radius curve to the left (center bears North 78°05'08" West and the chord bears North 05°30'46" East 85.71 feet with a central angle of 12°48'13"); thence Northeasterly 190.64 feet along the arc of a 3,172.19 foot radius curve to the right (center bears North 89°06'39" East and the chord bears North 00°49'57" East 190.61 feet with a central angle of 03°26'36");  
thence Northeasterly 127.92 feet along the arc of a 552.29 foot radius curve to the right (center bears South 87°21'04" East and the chord bears North 09°17'03" East 127.63 feet with a central angle of 13°16'14");  
thence North 45°46'28" East 108.24 feet;  
thence Northeasterly 8.05 feet along the arc of a 52.31 foot radius curve to the right (center bears South 47°44'01" East and the chord bears North 46°40'30" East 8.04 feet with a central angle of 08°49'02") to the point of beginning.

Contains 32,502 Square Feet or 0.746 Acres