

WHEN RECORDED, MAIL TO:

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

13797560  
10/13/2021 12:47:00 PM \$40.00  
Book - 11253 Pg - 2840-2845  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 6 P.

Tax Parcel No. 33-06-100-052, 33-06-201-001, 33-06-201-002 and 33-06-251-001

---

### SPECIAL WARRANTY DEED

---

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 MOUNTAIN RIDGE, 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, 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 8 day of October, 2021, and to be effective the date of recording.

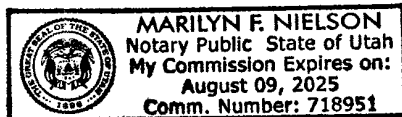
GRANTOR:

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 8 day of October, 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**

##### **Takedown 3A excluding Slip Lane Description (Phase 19 thru 23)**

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 on the Easterly Right-of-Way Line of the Mountain View Corridor, designated as State Route 85 (SR-85), said point being South 89°48'47" East 500.03 feet along the section line and South 1,295.57 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°36'32" East 205.38 feet;

thence South 17.12 feet;

thence East 157.21 feet;

thence North 52.50 feet;

thence East 94.58 feet;

thence South 84.88 feet;

thence East 631.21 feet;

thence North 16.52 feet;

thence East 103.81 feet;

thence North 337.48 feet;

thence East 109.81 feet;

thence South 00°11'13" West 1,597.96 feet;

thence Southwesterly 47.10 feet along the arc of a 30.00 foot radius curve to the right (center bears North 89°48'47" West and the chord bears South 45°10'07" West 42.41 feet with a central angle of 89°57'49");

thence North 89°50'58" West 1,288.57 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 four (4) courses:

(1) North 00°26'26" West 502.20 feet;

(2) North 03°20'26" East 400.51 feet;

(3) North 00°20'07" East 412.73 feet;

(4) North 00°26'26" West 3.83 feet to the point of beginning.

Contains 1,733,716 Square Feet or 39.801 Acres

*Cked by JIB 07 Oct. 2021*

#### **Mountain Ridge Subdivision**

##### **Takedown 3A Slip Lane Description (Phase 19 thru 23)**

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 on the Westerly Right-of-Way Line of Sentinel Ridge Boulevard, said point being South 89°48'47" East 1,828.97 feet along the section line and South 1,005.40 feet from the Northwest 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 two (2) courses:

(1) South 00°11'13" West 1,635.09 feet;

(2) South 46°18'01" West 3.41 feet to the Northerly Right-of-Way Line of 13800 South Street;

**EXHIBIT A (cont.)**

thence North 89°50'58" West 1,342.77 feet along said Northerly Right-of-Way Line to the Easterly Right-of-Way Line of the Mountain View Corridor, designated as State Route 85 (SR-85);  
thence North 00°26'26" West 29.50 feet along said Easterly Right-of-Way Line;  
thence South 89°50'58" East 1,288.57 feet;  
thence Northeasterly 47.10 feet along the arc of a 30.00 foot radius curve to the left (center bears North 00°09'02" East and the chord bears North 45°10'07" East 42.41 feet with a central angle of 89°57'49");  
thence North 00°11'13" East 1,597.96 feet;  
thence East 6.93 feet;  
thence Southeasterly 31.48 feet along the arc of a 20.00 foot radius curve to the right (center bears South and the chord bears South 44°54'23" East 28.33 feet with a central angle of 90°11'13") to the point of beginning.

Contains 83,748 Square Feet or 1.923 Acres

*ked bu JJB 07 Oct. 2021*

**Mountain Ridge Subdivision**

**Takedown 3A 13800 South Description (Phase 19 thru 23)**

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 on the Easterly Right-of-Way Line of the Mountain View Corridor, designated as State Route 85 (SR-85), said point being South 89°48'47" East 478.39 feet along the section line and South 2,643.71 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°50'58" East 1,342.77 feet to the Westerly Right-of-Way Line of Sentinel Ridge Boulevard;  
thence along said Westerly Right-of-Way Line the following two (2) courses:  
(1) Northeasterly 3.41 feet along the arc of a 40.00 foot radius curve to the left (center bears North 41°15'33" West and the chord bears North 46°18'01" East 3.41 feet with a central angle of 04°52'53");  
(2) South 00°11'13" West 35.36 feet to the section line;  
thence North 89°50'58" West 1,344.87 feet along the section line to the Easterly Right-of-Way Line of the Mountain View Corridor;  
thence North 00°26'26" West 33.00 feet along said Easterly Right-of-Way Line to the point of beginning.

Contains 44,389 Square Feet or 1.019 Acres

*ked bu JJB 07 Oct. 2021*

**Mountain Ridge Subdivision**

**Takedown 3B excluding Slip Lane Description (Phase 24)**

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 on the Northwesterly Right-of-Way Line of Rose Creek boundary line, said point being South 89°48'47" East 1,949.84 feet along the section line and South 429.58 feet from the

**EXHIBIT A (cont.)**

Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

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

- (1) South 89°48'47" East 47.56 feet;
  - (2) Southeasterly 28.05 feet along the arc of a 70.00 foot radius curve to the right (center bears South 00°03'29" East and the chord bears South 78°34'35" East 27.87 feet with a central angle of 22°57'46");
  - (3) Northeasterly 139.89 feet along the arc of a 130.00 foot radius curve to the left (center bears North 22°54'18" East and the chord bears North 82°04'37" East 133.24 feet with a central angle of 61°39'21");
  - (4) Southeasterly 104.36 feet along the arc of a 70.00 foot radius curve to the right (center bears South 38°45'03" East and the chord bears South 86°02'33" East 94.96 feet with a central angle of 85°25'01");
- thence Southwesterly 124.60 feet along the arc of a 352.51 foot radius curve to the right (center bears North 61°04'29" West and the chord bears South 39°03'04" West 123.95 feet with a central angle of 20°15'07");
- thence Southwesterly 28.58 feet along the arc of a 20.00 foot radius curve to the left (center bears South 40°49'22" East and the chord bears South 08°14'03" West 26.21 feet with a central angle of 81°53'09");
- thence Southeasterly 124.76 feet along the arc of a 330.00 foot radius curve to the right (center bears South 57°17'29" West and the chord bears South 21°52'42" East 124.02 feet with a central angle of 21°39'39");
- thence Southeasterly 20.67 feet along the arc of a 15.00 foot radius curve to the left (center bears North 78°57'08" East and the chord bears South 50°31'26" East 19.07 feet with a central angle of 78°57'08");
- thence South 09°04'53" East 40.51 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 177.08 feet;
- thence Southeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears East and the chord bears South 45°00'00" East 28.28 feet with a central angle of 90°00'00");
- thence East 80.00 feet;
- thence South 128.00 feet;
- thence West 100.00 feet;
- thence South 22.00 feet;
- thence West 166.54 feet;
- thence North 00°05'43" East 90.00 feet;
- thence West 107.49 feet;
- thence North 00°11'13" East 555.36 feet to the point of beginning.

Contains 175,886 Square Feet or 4.038 Acres

*ked bu JIB 07 Oct. 2021*

**Mountain Ridge Subdivision**

**Takedown 3B Slip Lane Description (Phase 24)**

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 the intersection of the Easterly Right-of-Way Line of Sentinel Ridge Boulevard and the Northwestern Right-of-Way Line of Rose Creek boundary line, said point being South 89°48'47" East 1,922.84 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

thence South 89°48'47" East 27.00 feet along said Northwestern Right-of-Way Line;

thence South 00°11'13" West 555.36 feet;

thence West 7.07 feet;

thence Southwesterly 31.35 feet along the arc of a 20.00 foot radius curve to the left (center bears South and the chord bears South 45°05'37" West 28.24 feet with a central angle of 89°48'47") to the Easterly Right-of-Way Line of Sentinel Ridge Boulevard;

thence North 00°11'13" East 575.38 feet along said Easterly Right-of-Way Line to the point of beginning.

Contains 15,081 Square Feet or 0.346 Acres

*ked by JJB 07 Oct. 2021*

