



14343030 B: 11548 P: 3953 Total Pages: 5  
02/04/2025 08:50 AM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC  
130 W CENTER STOREM, UT 840574798

Prepared By Trident Title Insurance  
Agency, LLC  
107508-24

After Recording Mail Tax Notice To:  
13702 S 200 W B12  
Draper UT 84020

Space Above This Line for Recorder's Use

### **WARRANTY DEED**

**One Eleven Development, LLC, a Utah limited liability company**  
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  
**Edge Homes Utah, LLC, a Utah Limited Liability Company**  
GRANTEE(S), of 7141 South U-111 Highway, West Jordan, UT 84084  
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 thereto, being subject, however, to easements, rights of way, restrictions,  
etc., of record or enforceable in law or equity.

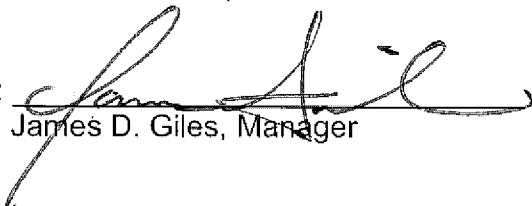
**TOGETHER WITH** all water rights appurtenant to property, including specifically  
**Water Right No. 59-5563 (a60624a)** as registered with the Utah Division of Water  
Rights.

**Tax Serial No. 20-27-200-014 and 20-27-100-006**

Witness our hands on 3<sup>rd</sup> day of FEBRUARY, 2025

Grantor:

One Eleven Development, LLC, a Utah Limited Liability Company

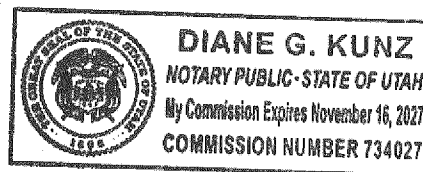
By:   
James D. Giles, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 3<sup>rd</sup> day of February, 2025, personally appeared James D. Giles, Manager of One Eleven Development, LLC, 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 One Eleven Development, 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

A part of the NE1/4 and the NW1/4 of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; located in West Jordan City, Utah, being more particularly described as follows:

Beginning at a point located along the Section line South  $89^{\circ} 59' 58''$  East 135.13 feet from the North 1/4 Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South  $89^{\circ} 59' 58''$  East 1,121.63 feet; thence South  $20^{\circ} 18' 36''$  West 963.27 feet; thence South  $69^{\circ} 41' 24''$  East 20.00 feet; thence South  $20^{\circ} 18' 36''$  West 160.00 feet; thence South  $69^{\circ} 41' 24''$  East 32.94 feet to a point on the westerly line of the Kennecott Railroad Right-of-Way; thence along said Right-of-Way South  $19^{\circ} 43' 20''$  West 1,072.47 feet; thence South  $33^{\circ} 12' 41''$  West 502.46 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 550.00 feet (radius bears: North  $34^{\circ} 49' 38''$  East) a distance of 114.02 feet through a central angle of  $11^{\circ} 52' 39''$  Chord: North  $49^{\circ} 14' 03''$  West 113.81 feet; thence North  $43^{\circ} 17' 43''$  West 59.54 feet; thence Northwesterly along the arc of a curve to the left having a radius of 450.00 feet a distance of 303.50 feet through a central angle of  $38^{\circ} 38' 35''$  Chord: North  $62^{\circ} 37' 01''$  West 297.78 feet; thence North  $81^{\circ} 56' 18''$  West 50.12 feet; thence Westerly along the arc of a curve to the left having a radius of 13.50 feet a distance of 11.25 feet through a central angle of  $47^{\circ} 44' 07''$  Chord: South  $74^{\circ} 11' 38''$  West 10.92 feet; thence South  $08^{\circ} 03' 42''$  West 6.73 feet; thence North  $81^{\circ} 56' 45''$  West 10.00 feet to a point on the easterly Right-of-Way line of State Highway 111; thence along said Right-of-Way North  $08^{\circ} 03' 15''$  East 2,270.76 feet to the point of beginning.

## WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: One Eleven Development, LLC, a Utah limited liability company

Grantee: Edge Homes Utah, LLC, a Utah limited liability company

Tax ID Number(s): 20-27-200-014 and 20-27-100-006

**In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:**

Check one box only

Proceed to Section

1 ☒ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.

A

2 ☐ Only a portion of Grantor's water rights are being conveyed.

B

(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)

3 ☐ No water rights are being conveyed.

C

4 ☐ Water rights are being conveyed by separate deed.

C

### Section

Important Notes  
(see other side)

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>59-5563 (a60624a)</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1  N2 N3
<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
<b>C</b>	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input checked="" type="checkbox"/> Other water related disclosures: <u>None</u>	N6  N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor's Signature: 

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Grantee's Mailing Address: 13702 S 200 W B12, Draper UT 84020

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

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- |   |   |
|---|---|
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| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed.<br>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B |
| 3 <input type="checkbox"/> No water rights are being conveyed.  | C |
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Important Notes  
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Section

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<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
<b>C</b>	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input checked="" type="checkbox"/> Other water related disclosures: <u>None</u>	N6  N7 N8 N9 N10

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