

14351530 B: 11552 P: 8612 Total Pages: 3
02/26/2025 01:46 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

Mail Recorded Deed & Tax Notice To:
Edge Mt. Rainier at Olympia, LLC,
13702 South 200 West B12
Draper, UT 84020

QUITCLAIM DEED

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

GRANTOR(S), of Draper, State of Utah, hereby quitclaims to

Edge Mt. Rainier at Olympia, LLC, a Utah limited liability company,

GRANTEE(S), of Draper, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

PART OF TAX ID NO.: 26-34-226-014 (for reference purposes only)

Dated this February 25th 2025.

[Signatures on following page]

Edge Homes Utah, LLC, a Utah limited liability company

BY: [Signature]
NAME: Gordon Jones
TITLE: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this February 25, 2025, before me, personally appeared Gordon Jones, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

[Signature]
Notary Public

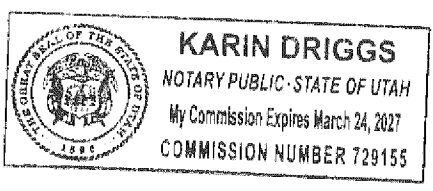


EXHIBIT A
LEGAL DESCRIPTION

Parcels A, B and D, MOUNT RAINIER AT OLYMPIA PHASE 1, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on February, 24 2025 as Entry No. 14350365 in Book 2025P at Page 049.

A portion of Parcel C, MOUNT RAINIER AT OLYMPIA PHASE 1, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on February, 24 2025 as Entry No. 14350365 in Book 2025P at Page 049, also being described as follows:

A parcel of land, situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 428.99 feet along the section line and South 953.30 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 45°23'50" East 30.00 feet;
thence North 44°36'10" East 22.12 feet;
thence Southeasterly 186.69 feet along the arc of a 330.50 foot radius curve to the right (center bears South 18°48'01" West and the chord bears South 55°01'02" East 184.22 feet with a central angle of 32°21'54");
thence South 38°50'05" East 47.56 feet;
thence Southeasterly 85.93 feet along the arc of a 570.00 foot radius curve to the right (center bears South 51°09'55" West and the chord bears South 34°30'57" East 85.85 feet with a central angle of 08°38'16");
thence South 53°18'55" West 82.03 feet;
thence North 36°41'05" West 146.08 feet;
thence Northwesterly 52.95 feet along the arc of a 59.00 foot radius curve to the left (center bears South 53°18'55" West and the chord bears North 62°23'39" West 51.19 feet with a central angle of 51°25'08");
thence North 88°06'13" West 69.58 feet;
thence Southwesterly 46.06 feet along the arc of a 59.00 foot radius curve to the left (center bears South 01°53'47" West and the chord bears South 69°31'49" West 44.90 feet with a central angle of 44°43'57");
thence South 47°09'50" West 22.49 feet;
thence North 42°50'10" West 42.51 feet;
thence Northerly 38.15 feet along the arc of a 25.00 foot radius curve to the right (center bears North 47°09'50" East and the chord bears North 00°53'00" East 34.56 feet with a central angle of 87°26'19");
thence North 44°36'10" East 126.16 feet to the point of beginning.