



Prepared By Trident Title Insurance  
Agency, LLC  
100935-23

After Recording Mail Tax Notice To:  
Edge Mt. Saratoga Condos, LLC  
13702 S 200 West B12  
Draper, UT 84020

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

**Edge Mt. Saratoga Condos, LLC, a Utah limited liability company**

GRANTEE(S), of Highridge Plat A Condominiums, Saratoga Springs, UT 84045  
hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying  
in Utah 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.

**Tax Serial No. 58-033-0534 and 58-33-0594**

Witness our hands on 13<sup>th</sup> day of March, 2023

Grantor:

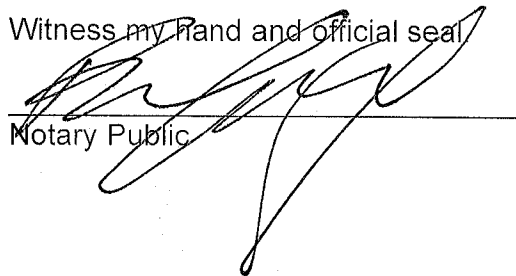
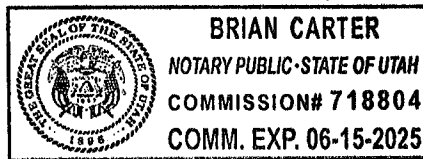


Edge Homes Utah, LLC, a Limited Liability Company  
By: Gordon Jones, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 13<sup>th</sup> day of March, 2023, 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:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 272.76  
FEET AND NORTH 325.46 FEET FROM THE SOUTH QUARTER CORNER OF  
SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE &  
MERIDIAN; THENCE N60°34'01"W 6.00 FEET; THENCE ALONG THE ARC OF A  
NON-TANGENT CURVE TO THE RIGHT 30.23 FEET WITH A RADIUS OF 19.00  
FEET THROUGH A CENTRAL ANGLE OF 91°10'20", CHORD: S75°01'09"W 27.14  
FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 132.44 FEET WITH  
A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 02°33'55", CHORD:  
N58°06'43"W 132.43 FEET; THENCE N33°02'41"E 16.50 FEET; THENCE ALONG  
THE ARC OF A NON-TANGENT CURVE TO THE LEFT 60.49 FEET WITH A RADIUS  
OF 2941.50 FEET THROUGH A CENTRAL ANGLE OF 01°10'42", CHORD:  
S57°25'04"E 60.49 FEET; THENCE N29°43'21"E 150.47 FEET; THENCE S60°34'02"E  
95.50 FEET; THENCE S29°25'59"W 150.29 FEET TO THE POINT OF BEGINNING.  
(Being proposed HIGHRIDGE PLAT A BUILDING A CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 346.63  
FEET AND NORTH 457.70 FEET FROM THE SOUTH QUARTER CORNER OF  
SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE &  
MERIDIAN; THENCE N60°34'02"W 95.50 FEET; THENCE N29°43'21"E 144.67 FEET;  
THENCE S60°34'06"E 94.77 FEET; THENCE S29°25'59"W 144.67 FEET TO THE  
POINT OF BEGINNING.  
(Being proposed HIGHRIDGE PLAT A BUILDING B CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 283.90  
FEET AND NORTH 146.46 FEET FROM THE SOUTH QUARTER CORNER OF  
SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE &  
MERIDIAN; THENCE N28°13'52"E 72.70 FEET; THENCE ALONG THE ARC OF A  
CURVE TO THE LEFT 29.71 FEET WITH A RADIUS OF 19.00 FEET THROUGH A  
CENTRAL ANGLE OF 89°35'52", CHORD: N16°34'04"W 26.78 FEET TO A POINT OF  
REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 237.33  
FEET WITH A RADIUS OF 2998.00 FEET THROUGH A CENTRAL ANGLE OF  
04°32'09", CHORD: N59°05'56"W 237.27 FEET; THENCE N33°02'41"E 40.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 132.44 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 02°33'55", CHORD: S58°06'43"E 132.43 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.23 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 91°10'20", CHORD: N75°01'09"E 27.14 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE N29°25'59"E 294.96 FEET; THENCE N60°34'06"W 94.77 FEET; THENCE N29°43'21"E 152.10 FEET; THENCE N60°34'00"W 10.38 FEET; THENCE N29°26'00"E 57.50 FEET; THENCE S60°34'00"E 65.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 119.10 FEET WITH A RADIUS OF 3147.00 FEET THROUGH A CENTRAL ANGLE OF 02°10'06", CHORD: S61°39'03"E 119.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.08 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°42'52", CHORD: N71°54'28"E 27.04 FEET; THENCE N26°33'02"E 73.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE OF RIDGEHORNE AT MT. SARATOGA PLAT C, DESCRIBED IN ENTRY NUMBER 86671:2022, IN THE OFFICIAL RECORDS OF UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHWESTLY LINE THE ARC OF A NON-TANGENT CURVE TO THE LEFT 40.00 FEET WITH A RADIUS OF 3056.00 FEET THROUGH A CENTRAL ANGLE OF 00°45'00", CHORD: S63°57'13"E 40.00 FEET; THENCE S26°33'02"W 73.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.08 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°42'52", CHORD: S18°48'24"E 27.04 FEET; THENCE S25°50'11"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 108.99 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 01°57'34", CHORD: N63°11'03"W 108.98 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 29.30 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°21'45", CHORD: S73°36'52"W 26.48 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE S29°25'59"W 447.42 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.96 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'54", CHORD: S15°44'28"E 26.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 99.78 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°55'58", CHORD: S61°52'54"E 99.78 FEET; THENCE S27°09'07"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.49 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°55'15", CHORD: S72°41'29"W 26.62 FEET; THENCE S28°13'52"W 73.09 FEET; THENCE N61°52'04"W 40.00 FEET TO THE POINT OF BEGINNING.

(Being proposed HIGHRIDGE PLAT A BUILDING C CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 537.04 FEET AND NORTH 520.45 FEET FROM THE SOUTH QUARTER CORNER OF

SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 108.67 FEET; THENCE N29°25'59"E 151.38 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 29.30 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°21'45", CHORD: N73°36'52"E 26.48 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 83.69 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 01°30'16", CHORD: S62°57'24"E 83.68 FEET; THENCE S29°14'07"W 173.86 FEET TO THE POINT OF BEGINNING.

(Being proposed HIGHRIDGE PLAT A BUILDING D CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 466.37 FEET AND NORTH 392.93 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'06"W 109.17 FEET; THENCE N29°25'59"E 144.67 FEET; THENCE S60°34'02"E 108.67 FEET; THENCE S29°14'07"W 144.67 FEET TO THE POINT OF BEGINNING.

(Being proposed HIGHRIDGE PLAT A BUILDING E CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 383.99 FEET AND NORTH 244.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 84.66 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°38'23", CHORD: N61°44'07"W 84.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 29.96 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'54", CHORD: N15°44'28"W 26.95 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE N29°25'59"E 151.38 FEET; THENCE S60°34'06"E 109.17 FEET; THENCE S29°14'07"W 168.66 FEET TO THE POINT OF BEGINNING.

(Being proposed HIGHRIDGE PLAT A BUILDING F CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 489.73 FEET AND NORTH 213.07 FEET FROM THE SOUTH QUARTER CORNER OF

SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'01"W 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 28.64 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°22'19", CHORD: S72°37'09"W 26.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 84.66 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°38'23", CHORD: N63°22'30"W 84.65 FEET; THENCE N29°14'07"E 174.13 FEET; THENCE S60°34'02"E 108.95 FEET; THENCE S29°25'59"W 151.02 FEET TO THE POINT OF BEGINNING. (Being proposed HIGHRIDGE PLAT A BUILDING G CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 563.95 FEET AND NORTH 345.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 108.95 FEET; THENCE N29°14'07"E 144.67 FEET; THENCE S60°34'06"E 109.45 FEET; THENCE S29°25'59"W 144.67 FEET TO THE POINT OF BEGINNING.  
 (Being proposed HIGHRIDGE PLAT A BUILDING H CONDOMINIUM)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 513.25 FEET AND NORTH 139.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 16.82 FEET WITH A RADIUS OF 1000.00 FEET THROUGH A CENTRAL ANGLE OF 00°57'49", CHORD: N64°53'27"W 16.82 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 132.09 FEET WITH A RADIUS OF 2998.00 FEET THROUGH A CENTRAL ANGLE OF 02°31'28", CHORD: N64°06'37"W 132.08 FEET; THENCE N27°09'07"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 69.53 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°20'48", CHORD: S63°31'17"E 69.53 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.64 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°22'19", CHORD: N72°37'09"E 26.01 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE N29°25'59"E 295.69 FEET; THENCE N60°34'06"W 109.45 FEET; THENCE N29°14'07"E 168.38 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 25.30 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 00°27'18", CHORD: S63°56'11"E 25.30 FEET; THENCE N25°50'11"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 76.22 FEET WITH A RADIUS OF 3147.00 FEET THROUGH A

CENTRAL ANGLE OF  $01^{\circ}23'16''$ , CHORD:  $S64^{\circ}51'27''E$  76.22 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 75.04 FEET WITH A RADIUS OF 1848.00 FEET THROUGH A CENTRAL ANGLE OF  $02^{\circ}19'35''$ , CHORD:  $S64^{\circ}23'18''E$  75.03 FEET; THENCE  $S27^{\circ}53'55''W$  40.01 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.70 FEET WITH A RADIUS OF 1808.00 FEET THROUGH A CENTRAL ANGLE OF  $00^{\circ}24'09''$ , CHORD:  $N63^{\circ}27'04''W$  12.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.82 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF  $86^{\circ}54'52''$ , CHORD:  $S72^{\circ}53'25''W$  26.14 FEET; THENCE  $N60^{\circ}34'01''W$  6.00 FEET; THENCE  $S29^{\circ}25'59''W$  450.79 FEET; THENCE  $S60^{\circ}34'01''E$  6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.12 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF  $93^{\circ}50'31''$ , CHORD:  $S17^{\circ}29'17''E$  27.76 FEET; THENCE  $S25^{\circ}35'28''W$  40.00 FEET TO THE POINT OF BEGINNING.

(Being proposed HIGHRIDGE PLAT A BUILDING I CONDOMINIUM)