

All Willow Point Declarant
Rights

Mail to:
13702 S. 200 W. Suite B12
Draper, UT 84020

QUIT-CLAIM DEED

Gardner-Plumb, LC, a Utah Limited Liability Company

Grantor of County of Utah, State of Utah hereby QUIT-CLAIM all Declarant rights to

Edge Homes Utah, LLC, a Utah Limited Liability Company

Grantee of County of Utah, State of Utah

for the sum of Ten Dollars and other good and Valuable considerations the following described tract(s) of land in Utah County, State of Utah;

See attached Exhibit "A" For Legal

(Note: the intent of this deed is to deed DECLARANT RIGHTS ONLY)

Witness the hand of said grantor, this 28 day of **March, 2023**

Gardner-Plumb, L.C., a Utah Limited Liability Company

By: Walter J. Plumb



Walter J. Plumb, Manager

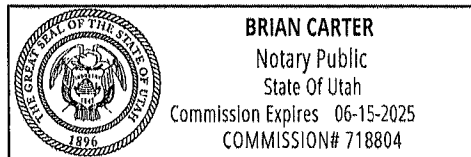
State of Utah)
SS:
County of Utah)

On the 28 day of March, 2023, personally appeared before me, **Walter J. Plumb** who being by me duly sworn did say, each for himself, that they are the members/managers of the **Gardner-Plumb, L.C. a Utah Limited Liability Company** and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Brian Carter



Notary Public



Commission expires: 6/15/2025

Residing in: Spanish Fork, Utah

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Exhibit "A"

A portion of Lot 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County, located in the Southeast 1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89° 48' 50" West along the 1/4 Section line 1,039.08 feet and South 309.36 feet from the East 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: North 89° 53' 46" East between the Northwest Corner and Northeast Corner of said Section 2); thence South 00° 31' 38" West along East line of said Lot 2, VIEW 21 PLAT 'A' 692.58 feet to the Northerly line of Hardman Way as dedicated by said HARDMAN LEHI SUBDIVISION PLAT 'A', according to the Official Plat thereof recorded October 26, 2016 as Entry No. 107107:2016 in the Office of the Utah County Recorder; thence along said street the following (4) four courses: 1) South 89° 52' 36" West 147.54 feet; 2) along the arc of a curve to the left with a radius of 1,031.00 feet a distance of 130.50 feet through a central angle of 07° 15' 09" Chord: South 86° 15' 01" West 130.42 feet to a point of reverse curvature; 3) along the arc of a curve to the right having a radius of 969.00 feet a distance of 124.74 feet through a central angle of 07° 22' 33" Chord: South 86° 18' 43" West 124.66 feet; 4) West 800.53 feet; thence along the arc of a curve to the right with a radius of 21.00 feet a distance of 32.99 feet through a central angle of 90° 00' 00" Chord: North 45° 00' 00" West 29.70 feet to the Easterly line of 4100 West Street as dedicated by said VIEW 21 PLAT 'A'; thence North along said street 242.79 feet; thence East 3.00 feet; thence South 1.57 feet; thence along the arc of a curve to the left with a radius of 16.00 feet a distance of 25.14 feet through a central angle of 90° 01' 58" Chord: South 45° 00' 59" East 22.63 feet; thence North 89° 58' 02" East 846.85 feet; thence along the arc of a curve to the left with a radius of 224.00 feet a distance of 29.90 feet through a central angle of 07° 38' 52" Chord: North 86° 08' 36" East 29.88 feet; thence North 00° 07' 25" West 455.95 feet; thence North 03° 46' 51" East 31.68 feet thence Easterly along the arc of a non-tangent curve to the right having a radius of 14,811.50 feet (radius bears: South 04° 20' 21" West) a distance of 114.39 feet through a central angle of 00° 26' 33" Chord: South 85° 26' 22" East 114.38 feet; thence South 86° 09' 13" East 85.91 feet; thence South 84° 15' 06" East 75.35 feet; thence South 85° 38' 42" East 58.66 feet to the point of beginning.

(Being perimeter description of Willow Point Phase 1)

A portion of Lot 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018, as Entry No. 54281:2018 of the Official Records of Utah County, located in the Southeast 1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of WILLOW POINT PHASE 1, according to the Official Plat thereof recorded May 28, 2021 as Entry No. 122155:2021 in the Office of the Utah County Recorder, said point being located South 89° 48' 50" West along the 1/4 Section line 1,372.29 feet and South 281.41 feet from the East 1/4 Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, (Basis of Bearing: North 89° 53' 46" East between the Northwest Corner and Northeast Corner of said Section 2); thence along said plat the following four (4) courses: 1) South 03° 46' 18" West 31.68 feet; 2) South 00° 07' 25" East 455.95 feet; 3) along the arc of a curve to the right with a radius of 224.00 feet a distance of 29.90 feet through a central angle of 07° 38' 52" Chord: South 86° 08' 36" West 29.88 feet; 4) South 89° 58' 02" West 534.68 feet; thence North 00° 07' 25" West 467.92 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90° 00' 00" Chord: North 45° 07' 25" West 39.60 feet; thence North 00° 07' 25" West 30.16 feet; thence North 89° 44' 22" East 24.07 feet; thence South 86° 10' 47" East 167.46 feet; thence along the arc of a non-tangent curve to the right having a radius 14,811.50 feet (radius bears: South 2° 46' 31" W) a distance of 404.37 feet through a central angle of 1° 33' 51" chord: South 86° 26' 34" East 404.36 feet to the point of beginning.

(Being perimeter description of Willow Point Phase 2)

A portion of Lot 1, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County, located in the Southwest ¼ and Southeast ¼ of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located on the Easterly line of said Lot 1, VIEW 21 Plat "A" and the Westerly Right of Way line of 4100 West, said point also being located along the Section line South 89° 48' 50" West 2,332.71 feet and South 00° 11' 10" East 507.08 feet from the East ¼ Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said Lot 1 and Right of Way the following 2 courses: (1) South 486.50 feet; thence (2) along the arc of a curve to the right with a radius of 21.00 feet a distance of 32.99 feet through a central angle of 90° 00' 00" Chord: South 45° 00' 00" West 29.70 feet to the Southerly Line of said Lot 1 and Northerly Right of Way line of Hardman Way; thence along said Lot 1 and Right of Way West 656.36 feet to the Easterly line of that Boundary Line Agreement, recorded March 14, 2019 as Entry No. 20706:2019 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement North 493.51 feet; thence East 87.33 feet; thence North 36.42 feet; thence East 503.42 feet; thence South 22.43 feet; thence East 86.61 feet to the point of beginning.

(Being perimeter description of Willow Point Phase 3)

(East Parcel)

A part of Lots 1 and 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official

Records of Utah County and a part of Lot 4, HARDMAN LEHI SUBDIVISION PLAT 'A', according to the Official Plat thereof recorded October 26, 2016 as Entry No. 107107:2016 of the Official Records of Utah County, located in the South Half of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located along the ¼ Section line South 89° 48' 50" West 1,967.02 feet and South 243.34 feet from the East ¼ Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: North 89° 53' 46" East between the Northwest Corner and Northeast Corner of said Section 2); thence South 00° 07' 25" East 30.16 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: South 00° 07' 25" East) a distance of 43.98 feet through a central angle of 90° 00' 00" Chord: South 45° 07' 25" East 39.60 feet; thence South 00° 07' 25" East 467.92 feet; thence South 89° 58' 02" West 312.16 feet; thence along the arc of a curve to the right with a radius of 16.00 feet a distance of 25.14 feet through a central angle of 90° 01' 58" Chord: North 45° 00' 59" West 22.63 feet; thence North 1.57 feet; thence West 3.00 feet to the easterly Right of Way of 4100 West as determined by said VIEW 21 PLAT 'A'; thence along said Right of Way North 488.85 feet; thence East 10.00 feet; thence North 32° 40' 43" East 28.52; thence Easterly along the arc of a non-tangent curve to the right having a radius of 14,811.50 feet (radius bears: South 00° 57' 53" West) a distance of 195.88 feet through a central angle of 00° 45' 28" Chord: South 88° 39' 24" East 195.88 feet; thence North 89° 44' 22" East 80.82 feet to the point of beginning.

(West Parcel)

A part of Lots 1 and 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County and a part of Lot 4, HARDMAN LEHI SUBDIVISION PLAT 'A', according to the Official Plat thereof recorded October 26, 2016 as Entry No. 107107:2016 of the Official Records of Utah County, located in the South Half of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located along the ¼ Section line South 89° 48' 50" West 2,355.81 feet and South 236.39 feet from the East ¼ Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: North 89° 53' 46" East between the Northwest Corner and Northeast Corner of said Section 2); thence South 30° 05' 03" East 29.43 feet; thence East 10.00 feet to the westerly Right of Way line of 4100 West as determined by said VIEW 21 PLAT 'A'; thence South 245.14 feet; thence West 86.93 feet; thence North 22.43 feet; thence West 503.10 feet; thence South 36.42 feet; thence West 87.33 feet to the easterly line of that Boundary Line Agreement, recorded March 14, 2019 as Entry No. 20706:2019 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement North 284.23 feet; thence North 86° 38' 01" East 33.97 feet; thence South 89° 07' 19" East 326.18 feet; thence North 87° 30' 05" East 91.73 feet; thence East 63.72 feet; thence along the arc of a curve to the right with a radius of 14,811.50 feet a distance of 137.20 feet through a central angle of 00° 31' 51" Chord: South 89° 44' 05" East 137.20 feet to the point of beginning.

(East and West Parcels are perimeter description of Willow Point Phase 4)