



RESPA WARRANTY DEED

Edge Exchange, 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 Joshua Jordan Wadsworth and Emilee Angelica Wadsworth, husband and wife as joint tenants

GRANTEE(S), of 1787 North Exchange Park Road Y301 LEHI UT ,84043

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

See Attached Exhibit "A"

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. 38-578-301

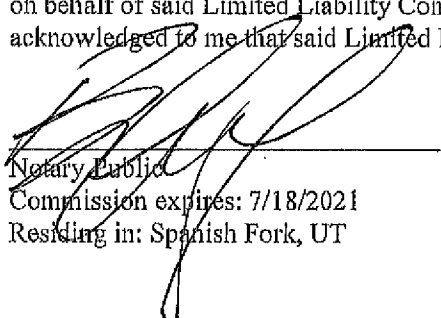
RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether 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, however, in all events Grantor does not reserve the right (and shall not have the right) to use the Property or extract minerals or other substances from the Property above a depth of 250 feet, nor does Grantor reserve the right (nor shall Grantor have the right) to use the surface of the Property in connection with the rights reserved herein.

WITNESS our hands on this 15 day of April, 2019


Edge Exchange, LLC
by: Steve Maddox

State of Utah)
 SS:
County of Utah)

On the 15 day of April, 2019 personally appeared before me. Steve Maddox, who being by me duly sworn did say, each for himself, that they are the members/managers of the Edge Exchange, LLC a 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.



Notary Public
Commission expires: 7/18/2021
Residing in: Spanish Fork, UT

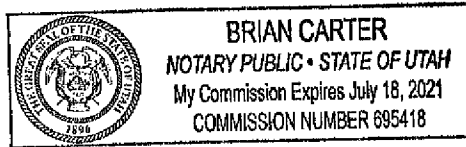


EXHIBIT "A"

Tax Serial No. 38-578-301

Unit 301, of The Exchange in Lehi Condominium, Phase 14, Plat "Y", together with all improvements located thereon, as said Units are identified in the Plat of said development recorded May 24, 2018 as Entry Number 48149:2018 of the official records of the Utah County Recorder, State of Utah, and as identified and described in the DECLARATION OF CONDOMINIUM FOR THE EXCHANGE IN LEHI CONDOMINIUMS, a Utah Condominium Project, recorded April 12, 2017 as Entry Number 35362:2017, of the official records of the Utah County Recorder, State of Utah.

TOGETHER WITH an undivided interest, and a right and easement of use and enjoyment in and to the Common Area described, as provided for and in the percentage shown, in said Declaration. This conveyance is subject to the provisions of said Declaration, including any amendments thereto. The undivided interest in the Common Area conveyed hereby is subject to modification, from time to time, as provided in the Declaration for expansion of the Condominium Project.