



ENT6708:2023 PG 1 of 6
Andrea Allen
Utah County Recorder
2023 Feb 03 10:56 AM FEE 40.00 BY KR
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
File #94575-21

After Recording Mail Tax Notice To:
618 South 100 West Unit D301
Springville, UT 84663

Space Above This Line for Recorder's Use

WARRANTY DEED

Edge Gardner Point, 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 Reid Development, LLC, a Utah Limited Liability Company GRANTEE(S), of 3663 West 1480 North, #J304, Lehi, UT 84043 hereby CONVEY AND WARRANT 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 and the express restrictions in Exhibit B, attached hereto.

Tax Serial No. 40-569-0304

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 February 3, 2023

Grantor:

Edge Gardner Point, LLC, a Utah Limited Liability Company

By: [Signature]
Gordon Jones, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 3 day of February, 2023, personally appeared Gordon Jones, Manager of Edge Gardner Point, 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 Edge Gardner Point, 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.
[Signature]
Notary Public

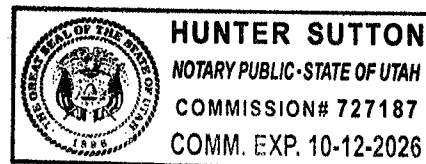


EXHIBIT A

Property 1:

UNIT 304, PLAT "J", GARDNER POINT, PHASE 1 CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 205244:2021 AND MAP FILING NO. 18058 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 187578:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNIT 304, PLAT "J" (GARAGE), GARDNER POINT, PHASE 1 CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 205244:2021 AND MAP FILING NO. 18058 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 187578:2021 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Exhibit B**ONE YEAR RESALE RESTRICTION**

This deed is made and executed upon and subject to the following express conditions and covenants, said conditions and covenants being part of the consideration for the real property hereby conveyed are to be taken and construed as running with the land and upon the continued strict observance of which the continued existence of the estate hereby granted shall depend. By acceptance of this deed, the Grantee hereby binds itself and its successors or assigns to fully comply with the following restrictive conditions and covenants and acknowledges and agrees that the acceptance of each is material to the Grantor's conveyance of the property to Grantee:

FIRST, Grantee agrees that for a period of one (1) year from the recording of this deed (the "Restriction Period"), Grantee will not advertise for sale, list for sale, offer for sale, convey title, or enter a contract to convey title to the property to anyone other than Grantor, whether by a formal listing or other means, without the prior written consent of Grantor, which consent may be withheld in Grantor's sole discretion. This deed does not restrict or preclude leasing activities.

SECOND, if Grantee does advertise for sale, list for sale, offer for sale, convey title, or enter a contract to convey title to the property within the Restriction Period, without the prior written consent of the Grantor, upon closing of any resulting sale or transfer of the property, Grantee shall immediately pay to Grantor all amounts in excess of the purchase price for which Grantor has hereby conveyed the property to Grantee. By way of example only, if the purchase price of the property paid be Grantee to Grantor for this conveyance was \$100 and Grantee improperly offers for sale, sells, or contracts to sell the property without the Grantor's consent and obtains a sales price of \$125, then Grantee shall immediately pay to Grantor the \$25 difference between the two purchase/sales prices.

THIRD, if any legal action is initiated to enforce this restriction, the party to such action who has breached or violated any of the foregoing restrictions shall pay to the non-breaching party all its attorneys' fees and costs, including relevant fees incurred prior to filing the legal action and in any appeal or bankruptcy proceedings. Under no circumstances shall a party who has not breached or violated the foregoing restrictions be liable for the attorney fees of another party.

FOURTH, any Grantee or Grantee representative that wishes to offer the property for sale back to the Grantor during the Restriction Period, or otherwise needing Grantor's consent to offer the property for sale, shall contact the Paxton Guymon, General Counsel for Edge Homes, by phone at 801-494-0150, or by email at pguymon@edgehomes.com or by mail at Edge Homes, Attn: Paxton Guymon, 13702 S. 200 W. #B-12, Draper, Utah 84020. All questions from third parties with respect to these deed restrictions should also be directed to Paxton Guymon.

THE FOREGOING RESTRICTIONS SHALL AUTOMATICALLY TERMINATE UPON THE EXPIRATION OF ANY APPLICABLE REDEMPTION PERIOD AFTER THE SALE OF THE PROPERTY BY FORECLOSURE OF A DEED OF TRUST OR THE BENEFICIARY OF A DEED OF TRUST ACCEPTING A DEED-IN-LIEU OF FORECLOSURE. NOTHING HEREIN SHALL BE CONSTRUED AS TO IMPAIR A LENDER OR ITS SERVICER FROM FORECLOSING ON THIS PROPERTY AND THE GRANTOR HERBY WAIVES ANY RIGHT TO OBTAIN PROCEEDS FROM ANY SALE SUBSEQUENT TO A FORECLOSURE SALE OR LENDER'S ACCEPTANCE OF A DEED-IN-LIEU OF FORECLOSURE.

WITNESS the hand of said Grantor, this 2 | 3 | 23 (date).

Edge Gardner Point, LLC, a Utah Limited Liability Company

By: [Signature]
Gordon Jones, Manager

State of Utah)

ss.

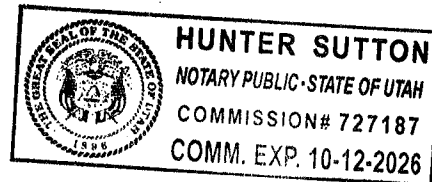
County of Utah)

On the 3 day of February, 2023 personally appeared before me, Gordon Jones, who being by me duly sworn did say, each for himself, that they are the member/managers of Edge Gardner Point, 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 the said Limited Liability Company executed the same.

[Signature]
Notary Public

Commission Expires: 10/12/26

Residing in: Vineyard, UT



Acknowledged _____ by:

Reid Development, LLC, a Utah Limited Liability Company

By: _____

Collin Reid, Manager

WITNESS the hand of said Grantor, this 2/2/22 (date).

Edge Gardner Point, LLC, a Utah Limited Liability Company

By: _____

Gordon Jones, Manager

State of Utah)

ss.

County of Utah)

On the ____ day of _____, _____ personally appeared before me, Gordon Jones, who being by me duly sworn did say, each for himself, that they are the member/managers of Edge Gardner Point, 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 the said Limited Liability Company executed the same.

Notary Public

Commission Expires:

Residing in:

Acknowledged 2/2/22 by:

Reid Development, LLC, a Utah Limited Liability Company

By: Collin Reid

Collin Reid, Manager