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9/26/2016 1:16:00 PM \$35.00
Book - 10480 Pg - 524-531
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 8 P.

RECORDING REQUESTED BY:

SEGO DAYBREAK #7, LC

**AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

Sego Daybreak #7, LC
1028 East 140 North
Lindon, UT 84042
Attention: Wayne H. Corbridge

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE
CV# 051-5809369

VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, with its principal office at 4700 Daybreak Parkway, South Jordan, County of Salt Lake, State of Utah (“Grantor”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY** and **WARRANT** against the acts of Grantor only to **SEGO DAYBREAK #7, LC, a Utah limited liability company** (“Grantee”), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “Land”), together with (i) all improvements, if any, located thereon, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

Grantor hereby retains and reserves (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that Grantor shall not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, and (ii) all water flowing or located under, within, or over, and all water rights or water shares in any way connected or associated with or appurtenant to, the Land.

Grantor and Grantee agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002, from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the “Well Prohibition Covenant” [which prohibits drilling of water wells on the land] and the “Subsequent Transfer Covenant” [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.


[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: September 26, 2016

GRANTOR:

VP DAYBREAK OPERATIONS LLC, a
Delaware limited liability company

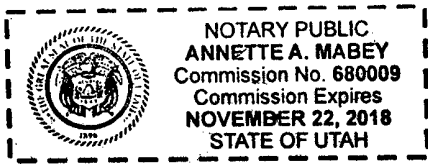
By: 
Name: Ty McCutcheon
Its: Vice President

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On September 21st, 2016, personally appeared before me, a Notary Public, Ty McCutcheon, the Vice President of **VP DAYBREAK OPERATIONS LLC**, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of **VP DAYBREAK OPERATIONS LLC**.

WITNESS my hand and official Seal.



Annette A. Mabe
Notary Public in and for said State

My commission expires: 11/22/2018

[SEAL]

EXHIBIT A TO DEED

Legal Description

LOTS DESIGNATED AS TOWNHOME

LOT 108, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

NEW LOT 109:

BEGINNING AT THE WESTERLY CORNER OF LOT 109, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT LIES NORTH 89°58'42" WEST 1630.923 FEET ALONG THE SECTION LINE AND NORTH 00°01'18" EAST 1765.008 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 53°27'06" EAST 50.000 FEET ALONG THE NORTHERLY LINE OF SAID LOT 109 TO THE NORTHERLY CORNER OF SAID LOT 109; THENCE SOUTH 36°32'54" EAST 18.667 FEET ALONG THE EASTERLY LINE OF SAID LOT 109 TO A EASTERLY CORNER OF SAID LOT 109 ALSO BEING ON THE NORTHERLY LINE OF LOT 110 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE SOUTH 53°27'06" WEST 6.050 FEET; THENCE SOUTH 36°32'54" EAST 7.333 FEET; THENCE SOUTH 53°27'06" WEST 20.167 FEET; THENCE SOUTH 36°32'54" EAST 5.000 FEET; THENCE SOUTH 53°27'06" WEST 23.783 FEET; THENCE NORTH 36°32'54" WEST 31.000 FEET TO THE WESTERLY CORNER OF SAID LOT 109 AND THE POINT OF BEGINNING.

NEW LOT 110:

BEGINNING AT A POINT ON THE SOUTH LINE OF KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, SAID POINT LIES NORTH 89°58'42" WEST 1543.530 FEET ALONG THE SECTION LINE AND NORTH 00°01'18" EAST 1763.491 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 53°27'06" WEST 78.283 FEET ALONG THE SAID SOUTH LINE TO THE SOUTHERLY CORNER OF LOT 110 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE NORTH 36°32'54" WEST 22.287 FEET ALONG THE WEST LINE OF SAID LOT 110; THENCE NORTH 53°27'06" EAST

32.783 FEET; THENCE NORTH 36°32'54" WEST 5.000 FEET; THENCE NORTH 53°27'06" EAST 20.167 FEET; THENCE NORTH 36°32'54" WEST 7.333 FEET; THENCE NORTH 53°27'06" EAST 25.333 FEET TO A POINT ON THE SOUTH LINE OF LOT P-101 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE SOUTH 36°32'54" EAST 34.621 FEET TO THE SOUTH LINE OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION AND THE POINT OF BEGINNING.

NEW LOT 111:

BEGINNING AT A POINT ON THE SOUTH LINE OF KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, SAID POINT LIES NORTH 89°58'42" WEST 1543.530 FEET ALONG THE SECTION LINE AND NORTH 00°01'18" EAST 1763.491 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 36°32'54" WEST 34.621 FEET TO A POINT ON THE SOUTH LINE OF LOT P-101 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE NORTH 53°27'06" EAST 25.333 FEET; THENCE SOUTH 36°32'54" EAST 7.333 FEET; THENCE NORTH 53°27'06" EAST 20.167 FEET; THENCE SOUTH 36°32'54" EAST 5.000 FEET; THENCE NORTH 53°27'05" EAST 20.164 FEET TO A POINT ON THE EAST LINE OF LOT 111 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE SOUTH 36°32'54" EAST 22.287 FEET ALONG THE SAID EAST LINE OF LOT 111 TO THE EASTERLY CORNER OF SAID LOT 111; THENCE SOUTH 53°27'06" WEST 65.664 FEET ALONG THE SAID SOUTH LINE OF KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 111 TO THE POINT OF BEGINNING.

NEW LOT 112:

BEGINNING AT THE NORTHERLY CORNER OF LOT 112, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT LIES NORTH 89°58'42" WEST 1522.543 FEET ALONG THE SECTION LINE AND NORTH 00°01'18" EAST 1845.410 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°32'54" EAST 31.000 FEET ALONG THE EASTERLY LINE OF SAID LOT 112 AND LOT 111 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE SOUTH 53°27'05" WEST 20.164 FEET; THENCE NORTH 36°32'54" WEST 5.000 FEET; THENCE SOUTH 53°27'06" WEST 20.167 FEET; THENCE NORTH 36°32'54" WEST 7.333 FEET; THENCE SOUTH 53°27'06" WEST 9.617 FEET TO THE EAST MOST CORNER OF LOT P-101 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI

FAMILY #1; THENCE NORTH 36°32'54" WEST 18.667 FEET ALONG THE EASTERLY LINE OF SAID LOT P-101 TO THE WESTERLY CORNER OF SAID LOT 112; THENCE NORTH 53°27'06" EAST 49.947 FEET ALONG THE NORTHERLY LINE OF SAID LOT 112 TO THE POINT OF BEGINNING.

LOT 113, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LOT 120, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

NEW LOT 121

BEGINNING AT THE WESTERLY CORNER OF LOT 121, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT LIES NORTH 89°58'42" WEST 1506.480 FEET ALONG THE SECTION LINE AND NORTH 00°01'18" EAST 1857.327 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 53°27'06" EAST 50.053 FEET ALONG THE NORTHERLY LINE OF SAID LOT 121 TO THE NORTHERLY CORNER OF SAID LOT 121; THENCE SOUTH 36°32'54" EAST 18.667 FEET ALONG THE EASTERLY LINE OF SAID LOT 121 TO THE EASTERLY CORNER OF SAID LOT 121; THENCE SOUTH 53°27'06" WEST 7.833 FEET; THENCE SOUTH 36°32'54" EAST 7.333 FEET; THENCE SOUTH 53°27'05" WEST 20.167 FEET; THENCE SOUTH 36°32'54" EAST 5.000 FEET; THENCE SOUTH 53°27'06" WEST 22.053 FEET TO A POINT ON THE WESTERLY LINE OF LOT 122 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE NORTH 36°32'54" WEST 31.000 FEET ALONG THE WESTERLY LINE OF SAID LOT 121 AND SAID LOT 122 TO THE POINT OF BEGINNING.

NEW LOT 122

BEGINNING AT THE EASTERLY CORNER OF LOT 122, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, SAID POINT LIES NORTH 89°58'42" WEST 1420.478 FEET ALONG THE SECTION LINE AND NORTH 00°01'18"

EAST 1854.779 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 53°27'06" WEST 67.553 FEET ALONG THE SOUTH LINE OF SAID LOT 122 TO THE SOUTHERLY CORNER OF SAID LOT 122; THENCE NORTH 36°32'54" WEST 22.287 FEET ALONG THE WESTERLY LINE OF SAID LOT 122; THENCE NORTH 53°27'06" EAST 22.053 FEET; THENCE NORTH 36°32'54" WEST 5.000 FEET; THENCE NORTH 53°27'05" EAST 20.167 FEET; THENCE NORTH 36°32'54" WEST 7.333 FEET; THENCE NORTH 53°27'06" EAST 25.333 FEET TO THE NORTHERLY CORNER OF SAID LOT 122; THENCE SOUTH 36°32'54" EAST 34.621 FEET ALONG THE EASTERLY LINE OF SAID LOT 122 TO THE SAID EASTERLY CORNER OF SAID LOT 122 TO THE POINT OF BEGINNING.

LOT 123, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

NEW LOT 124

BEGINNING AT THE NORTHERLY CORNER OF LOT 124, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT LIES NORTH 89°58'42" WEST 1398.042 FEET ALONG THE SECTION LINE AND NORTH 00°01'18" EAST 1937.772 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°32'54" EAST 31:000 FEET ALONG THE EASTERLY LINE OF SAID LOT 124 AND LOT 123 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1 SUBDIVISION; THENCE SOUTH 53°27'05" WEST 21.967 FEET; THENCE NORTH 36°32'54" WEST 5.000 FEET; THENCE SOUTH 53°27'05" WEST 20.167 FEET; THENCE NORTH 36°32'54" WEST 7.333 FEET; THENCE SOUTH 53°27'06" WEST 7.833 FEET TO EAST MOST CORNER OF LOT P-102 OF SAID KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1; THENCE NORTH 36°32'54" WEST 18.667 FEET ALONG THE EASTERLY LINE OF SAID LOT P-102 TO THE WESTERLY CORNER OF SAID LOT 124; THENCE NORTH 53°27'06" EAST 49.967 FEET ALONG THE NORTHERLY LINE OF SAID LOT 124 TO THE POINT OF BEGINNING.

LOT 125, KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1
SUBDIVISION, AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1
AMENDED AND PARCELS B AND C OF KENNECOTT DAYBREAK VIEW PARKWAY
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF
RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Tax Parcel Nos. 26-26-406-009-0000, 26-24-406-041-0000, 26-24-406-042-0000, 26-24-406-
043-0000, 26-24-406-044-0000, 26-21-406-016-0000, 26-24-406-022-0000, 26-24-406-045-
0000, 26-24-406-046-0000, 26-24-406-048-0000, 26-24-406-049-0000, 26-24-406-029-0000