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Book - 10588 Pg - 5680-5683
JULIE DOLE
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY:

SEGO DAYBREAK #8, LC

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

Sego Daybreak #8, LC
1028 East 140 North
Lindon, UT 84042
Attn: Wayne H. Corbridge

SPECIAL WARRANTY DEED

VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, with its principal office at 4700 Daybreak Parkway, South Jordan, Utah 84009, 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 #8, 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.

FIRST AMERICAN TITLE
051585724

[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: August 15, 2017

GRANTOR:

VP DAYBREAK OPERATIONS LLC,
a Delaware limited liability company

By: Daybreak Communities LLC, a Delaware
limited liability company

Its: Project Manager

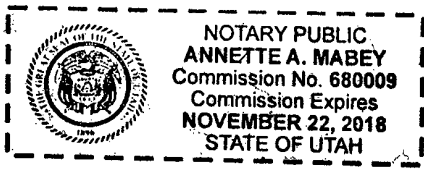
By: 
Name: Ty McCutcheon
Its: President & CEO

ACKNOWLEDGMENT

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

On August 10, 2017, personally appeared before me, a Notary Public, Ty McCutcheon, the President & CEO of **VP DAYBREAK OPERATIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DAYBREAK COMMUNITIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER**, 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, A DELAWARE LIMITED LIABILITY COMPANY, BY DAYBREAK COMMUNITIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER**.

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

That certain real property located in the City of South Jordan, County of Salt Lake, State of Utah, more particularly described as follows:

Townhomes (THMS)

LOTS 188, 189, 190, 191, 192, 193, 194 AND 195, DAYBREAK VILLAGE 8 PLAT 2 SUBDIVISION, AMENDING LOTS V7, V8 AND T6 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Tax Parcel Nos. 26-23-182-012-0000, 26-23-182-011-0000, 26-23-182-010-0000, 26-23-182-009-0000, 26-23-182-008-0000, 26-23-182-007-0000, 26-23-182-006-0000, 26-23-182-005-0000