

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX NOTICES TO:**

VP Daybreak Devco LLC
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009
Attention: Scott R. Kaufmann
File #1936849JM
Tax Parcel Nos.: 36 - 34 - 100 - 109

13082585
9/25/2019 10:21:00 AM \$40.00
Book - 10835 Pg - 7420-7424
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 5 P.

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company, with its principal office at 11248 Kestrel Rise Road, Suite 201, South Jordan, County of Salt Lake, State of Utah 84009 ("**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 all who claim by, through or under the Grantor to **VP DAYBREAK DEVCO LLC**, a Delaware limited liability company, with its principal office at 11248 Kestrel Rise Road, Suite 201, South Jordan, County of Salt Lake, State of Utah 84009 ("**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, (ii) any and all rights, privileges and easements appurtenant to the Land, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all matters of record and all other matters reasonably identifiable from an inspection or survey of the Land.

[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: Sep. 16, 2019 GRANTOR:

VP DAYBREAK INVESTMENTS LLC,
a Delaware limited liability company

By: DAYBREAK COMMUNITIES LLC,
a Delaware limited liability company
Its: Project Manager

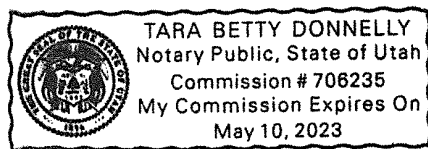
By: Ty McCutcheon
Name: Ty McCutcheon
Title: President & CEO

ACKNOWLEDGMENT

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

On Sep. 16, 2019, personally appeared before me, a Notary Public, Ty McCutcheon, the President & CEO of DAYBREAK COMMUNITIES LLC, a Delaware limited liability company, the Project Manager of VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company, 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 INVESTMENTS LLC, a Delaware limited liability company.

WITNESS my hand and official Seal.



[SEAL]

Tara Betty Donnelly
Notary Public in and for said State
My commission expires: May, 10, 2023

**EXHIBIT A
TO SPECIAL WARRANTY DEED**

Legal Description

Legal description of land dedicated as future road rights of way pursuant to East Town Center Roadway Dedication Plat in Lieu of Condemnation Amending Lot T3 of the Kennecott Master Subdivision #1 Amended, recorded August 28, 2019 in the Official Records of Salt Lake County, Utah as Instrument # 3061698, in Book 2019, Page 238, and described as follows:

Beginning at a Westerly Corner of the Daybreak Lake Avenue East subdivision, said point also being on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 9881.986 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3275.287 from the Southeast Corner of said Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 00°00'12" West 2010.765' feet along the Section Line and North 90°00'00" East 759.433' feet from the Northwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°29'42" West 1247.558 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 00°00'12" East 90.770 feet; thence North 33°40'19" West 1117.454 feet to a Northerly Line of said Lot T3; thence along said Lot T3 the following (2) courses: 1) North 89°58'54" East 619.610 feet; 2) North 00°02'52" East 867.985 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 55°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Quitclaim Deed the following (2) courses: 1) along the arc of said curve 36.478 feet through a central angle of 01°39'15"; 2) South 36°32'54" East 2727.926 feet to a Northerly Corner of said Daybreak Lake Avenue East; thence along said Daybreak Lake Avenue East South 53°27'06" West 1258.834 feet to the point of beginning.

Less and excepting all of Parcels A through D (inclusive) as described as follows:

Less and Except Parcel A

Beginning at a point that lies North 89°56'03" West 10738.496 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4500.702 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 33°40'19" West 942.252 feet to a Northerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended; thence along said Lot T3 the following (2) courses: 1) North 89°58'54" East 619.610 feet; 2) North 00°02'52" East 867.985 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 55°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Quitclaim Deed the following (2) courses: 1) along the arc of said curve 36.478 feet through a central angle of 01°39'15"; 2) South 36°32'54" East 909.355 feet; thence South 53°27'06" West 63.352 feet; thence South 56°36'58" West 127.043 feet; thence South 31°27'06" West 881.722 feet; thence South 53°27'06" West 208.870 feet to the point of beginning.

Property contains 20.061 acres.

Also Less and excepting therefrom the following:

Beginning North 00°02'52" East 129.27 feet and South 89°57'07" East 506.13 feet from the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 53°27'06" East 52.000 feet; thence South 36°32'54" East 27.000 feet; thence South 53°27'06" West 52.000 feet; thence North 36°32'54" West 27.000 feet to the point of beginning.

Property contains 0.032 acres, 1404 s.f.

Net property contains 20.029 acres

Less and Except Parcel B

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 10506.588 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4088.717 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°29'42" West 221.418 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 00°00'12" East 90.770 feet; thence North 33°40'19" West 135.151 feet; thence North 53°27'06" East 218.655 feet; thence North 31°27'06" East 880.569 feet; thence North 56°36'58" East 119.219 feet; thence North 53°27'06" East 64.457 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36°32'54" East 594.572 feet; thence South 53°27'06" West 487.905 feet; thence South 31°27'06" West 421.776 feet; thence South 53°27'06" West 396.814 feet to the point of beginning.

Property contains 14.360 acres.

Less and Except Parcel C

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 10252.121 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3757.319 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Westerly Line North 37°29'42" West 378.052 feet; thence North 53°27'06" East 403.929 feet; thence North 31°27'06" East 421.776 feet; thence North 53°27'06" East 480.130 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36°32'54" East 536.000 feet; thence South 53°27'06" West 1268.877 feet to the point of beginning.

Property contains 13.489 acres.

Less and Except Parcel D

Beginning at a Westerly Corner of the Daybreak Lake Avenue East subdivision, said point also being on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 9881.986 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3275.287 feet from the Southeast Corner of Section 19, Township 3

South, Range 1 West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°29'42" West 568.077 feet; thence North 53°27'06" East 1268.217 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36°32'54" East 568.000 feet to a Northerly Corner of said Daybreak Lake Avenue East; thence along said Daybreak Lake Avenue East South 53°27'06" West 1258.834 feet to the point of beginning.

Property contains 16.476 acres.

Net Property contains 3.541 acres.