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12/20/2019 3:02:00 PM \$40.00  
Book - 10875 Pg - 8931-8933  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:  
VP Daybreak Investco 10 LLC, a Utah limited liability company  
11248 Kestrel Rise Road, Suite 201  
South Jordan, UT 84009

File Number: 1828175HM-10  
TAX ID: 26-23-276-003, 26-23-276-002  
and 26-24-102-001

### SPECIAL WARRANTY DEED

VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

VP Daybreak Investco 10 LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake, County, State of UTAH, to-wit

See Attached Legal Description

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

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

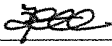
DATED: December 17, 2019

GRANTOR:

VP DAYBREAK INVESTMENTS LLC,  
a Delaware limited liability company

By: DAYBREAK COMMUNITIES LLC,  
a Delaware limited liability company

Its: Project Manager

By:   
Name: Ty McCutcheon  
Title: President & CEO

**ACKNOWLEDGMENT**

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

On December 17, 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]

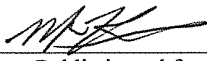
  
\_\_\_\_\_  
Notary Public in and for said State  
My commission expires: June 13, 2021

EXHIBIT A

**Parcel 1: (TPN 36a - Parcel B - 26-23-276-003)**

Beginning at a point on the Northerly Line of the Daybreak Lake Avenue from Mountain View Corridor to 6000 West Subdivision, said point also being the Southeasterly Corner of Lot Z107 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point also being a point on a 949.000 foot radius non tangent curve to the right, (radius bears North 25°00'11" West, Chord: South 81°04'34" West 525.680 feet), said point lies South 89°56'03" East 10618.504 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 2761.081 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z107 the following (5) courses: 1) along the arc of said curve 532.644 feet through a central angle of 32°09'30"; 2) North 82°50'41" West 1277.278 feet to a point on a 1071.000 foot radius tangent curve to the left, (radius bears South 07°09'19" West, Chord: North 89°03'27" West 231.810 feet); 3) along the arc of said curve 232.264 feet through a central angle of 12°25'32"; 4) South 84°43'47" West 501.434 feet to a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 75°11'24" West, Chord: North 21°12'45" West 230.379 feet); 5) along the arc of said curve 230.860 feet through a central angle of 12°48'17"; thence North 56°26'31" East 1301.898 feet; thence North 58°42'58" East 635.976 feet to the Easterly Line of said Lot Z107; thence along said Lot Z107 South 36°48'17" East 1623.603 feet to the point of beginning.

**Parcel 2: (TPN 36b - Parcel A - 26-23-276-002)**

Beginning at a point on the Northerly Line of the Daybreak Lake Avenue from Mountain View Corridor to 6000 West Subdivision, said point also being the Southeasterly Corner of Lot Z107 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 10618.504 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 2761.081 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z107 North 36°48'17" West 1623.603 feet; thence North 58°42'58" East 85.588 feet; thence South 45°16'29" East 327.488 feet; thence South 37°08'56" East 1129.970 feet; thence South 00°00'12" West 25.310 feet; thence South 40°29'39" East 159.810 feet to a point on the said Northerly Line of Daybreak Lake Avenue from Mountain View Corridor to 6000 West Subdivision and a point on a 949.000 foot radius non tangent curve to the right, (radius bears North 33°15'17" West, Chord: South 60°52'16" West 136.558 feet); thence along said Northerly Line and the arc of said curve 136.676 feet through a central angle of 08°15'06" to the point of beginning.

**Parcel 3: (TPN 37b - East Parcel C - 26-24-102-001)**

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.