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3/31/2020 12:12:00 PM \$40.00  
Book - 10919 Pg - 1748-1751  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 4 P.

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

Rainey Homes  
259 East 500 South  
Bountiful, Utah 84010  
Attention: Joe Rainey

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**SPECIAL WARRANTY DEED**

**VP DAYBREAK OPERATIONS LLC**, a Delaware limited liability company with its principal office at 11248 Kestrel Rise Road, Suite 201, 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 **RAINEY HOMES, INC.**, a Utah Corporation ("**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: March 24 2020


GRANTOR:

VP DAYBREAK OPERATIONS, LLC, a  
Delaware limited liability company

By: Daybreak Communities, LLC  
a Delaware limited liability company  
Its: Project Manager

By: Ty McCutcheon  
Name: Ty McCutcheon  
Its: President and CEO

STATE OF UTAH )  
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COUNTY OF SALT LAKE )

 TARA BETTY DONNELLY  
Notary Public, State of Utah  
Commission # 706235  
My Commission Expires On  
May 10, 2023

Tara Betty Donnelly  
NOTARY PUBLIC

**EXHIBIT A**

**File No.: 2043524JM**

**LEGAL DESCRIPTION**

Lots 158, 146 and 119, DAYBREAK LAKE ISLAND PLAT 1, AMENDING LOTS A-4 & A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

Lots 751 and 752, DAYBREAK VILLAGE 8 PLAT 5A SUBDIVISION, Amending Lot Z105 of the VP Daybreak Operations-Investments Plat 1, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

The following is for informational purposes only:

Tax ID No. 26-22-233-001

Tax ID No. 26-22-233-002

Tax ID No. 27-18-351-022

Tax ID No. 27-18-351-030

Tax ID No. 27-18-354-010