

14197979 B: 11468 P: 2056 Total Pages: 3  
01/26/2024 09:28 AM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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

VP DAYBREAK DEVCO 2, INC.  
c/o LHMRE, LLC  
9350 South 150 East, Suite 900  
Sandy, Utah 84070

(Tax Identification No: 26-22-401-004)

173130-CP1

---

**SPECIAL WARRANTY DEED**

**BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT**, a body corporate and politic of the State of Utah, with its principal office at 7387 South Campus View Drive, West Jordan, Utah 84084 (“**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 2, INC.**, a Utah corporation, with its principal office at 9350 South 150 East, Suite 900, Sandy, Utah 84070 (“**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 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.

*[Signatures on Following Page]*

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

DATED: 12/6/23

GRANTOR:

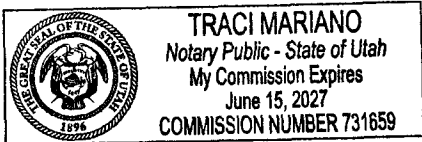
**BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT**, a body corporate and politic of the State of Utah

By: Tracy J. Miller  
Name: Tracy J. Miller  
Its: JSD Board President

**ACKNOWLEDGMENT**

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

On December 6, 2023, personally appeared before me, a Notary Public, Tracy J. Miller, the President for **BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT**, a body corporate and politic of the State of Utah, 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 **BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT**, a body corporate and politic of the State of Utah.



[SEAL]

WITNESS my hand and official Seal.

Traci Mariano  
Notary Public in and for said State

My commission expires: June 15, 2027

**EXHIBIT A  
PROPERTY DESCRIPTION**

Beginning at a point on the West Line of C-102 of the Daybreak Village 8, Village 9 & Village 13 School Sites Subdivision, said point lies South 89°56'37" East 3366.585 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 1437.422 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 C-102 and Lot C-102 extended the following (2) courses: 1) North 15°08'46" East 289.094 feet; 2) South 81°36'09" East 494.501 feet; thence South 08°28'00" West 185.789 feet to a point on a 205.000 foot radius tangent curve to the left, (radius bears South 81°32'00" East, Chord: South 02°00'59" East 74.597 feet); thence along the arc of said curve 75.015 feet through a central angle of 20°57'58"; thence South 12°29'58" East 44.697 feet; thence North 83°57'31" West 51.636 feet to a point on a 530.000 foot radius tangent curve to the right, (radius bears North 06°02'29" East, Chord: North 82°46'50" West 21.794 feet); thence along the arc of said curve 21.795 feet through a central angle of 02°21'22"; thence North 81°36'09" West 332.197 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears North 08°23'51" East, Chord: North 78°13'42" West 27.075 feet); thence along the arc of said curve 27.091 feet through a central angle of 06°44'55"; thence North 74°51'14" West 125.941 feet to the point of beginning.

Tax Id No.: 26-22-401-004