

165646-CPI

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

IVORY HOMES, LTD
978 Woodoak Lane
Salt Lake City, UT 84117

**Tax ID: 26-22-186-001, 26-22-186-002, 26-22-186-003, 26-22-186-005, 26-22-186-006,
26-22-186-007, 26-22-186-008, 26-22-186-009**

SPECIAL WARRANTY DEED

VP DAYBREAK DEVCO, LLC, a Delaware limited liability company, with its principal office at 9350 South 150 East, Suite 140, Sandy, Utah 84070, 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 **IVORY HOMES, LTD**, a Utah Limited Partnership (“**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: January 29, 2024 GRANTOR:

VP DAYBREAK DEVCO LLC,
a Delaware limited liability company

By: LHMRE, LLC,
a Utah Limited Liability Company
Its: Authorized Manager

By: Tara B. Donnelly
Name: Tara B. Donnelly
Its: Director of Residential Land Sales

ACKNOWLEDGMENT

STATE OF UTAH)
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COUNTY OF SALT LAKE)

On January 29, 2024, personally appeared before me, a Notary Public, Tara B. Donnelly, the Director of Residential Land Sales for LHMRE, LLC, a Utah Limited Liability Company, the Project Manager of VP DAYBREAK DEVCO 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 DEVCO LLC, a Delaware limited liability company.


NOTARY PUBLIC

[SEAL]

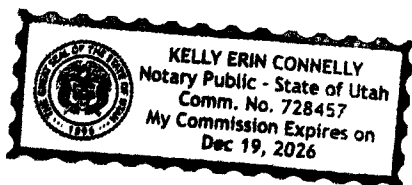


Exhibit A to Deed

Legal Description

Lots 196, 197, 198, 199, 200, 201, 202 and 203 of that plat map entitled "DAYBREAK VILLAGE 12A PLAT 2 AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED" recorded on February 3, 2022, as Entry No. 13883675, Book 2022P, Page 048 of the Official Records of Salt Lake County, Utah.