

173132-CP1

**WHEN RECORDED RETURN TO AND
SEND SUBSEQUENT TAX BILLS TO:**

VP DAYBREAK DEVCO 2 INC
9350 S. 150 E., Suite 900
Sandy, Utah 84070
Attention: John Warnick

14199881 B: 11469 P: 2641 Total Pages: 4
01/31/2024 02:31 PM 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

QUITCLAIM DEED

SOUTH JORDAN CITY, a Utah municipal corporation (“**Grantor**”), hereby quitclaims to **VP DAYBREAK DEVCO 2 INC**, a Utah corporation (“**Grantee**”), for the sum of TEN AND 00/100 DOLLARS (\$10.00), all of its interest, if any, in the real property in Salt Lake County, State of Utah, as described and depicted on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

THE PROPERTY IS CONVEYED SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

[Signatures on following page]

Witness, the hand of the duly authorized Grantor, this Jan 30, 2024.

SOUTH JORDAN CITY,
a Utah municipal corporation

By: [Signature]
Name: DUSTIN LEWIS
Its: CITY MANAGER

ACKNOWLEDGMENT

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

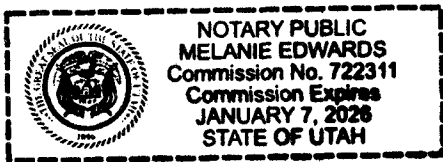
On Jan 30, 2024, personally appeared before me, Dustin Lewis, the City Manager of SOUTH JORDAN CITY, a Utah municipal corporation, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of SOUTH JORDAN CITY, a Utah municipal corporation.

WITNESS my hand and official Seal.

[Signature]

Notary Public in and for said State

My commission expires: Jan 7, 2026



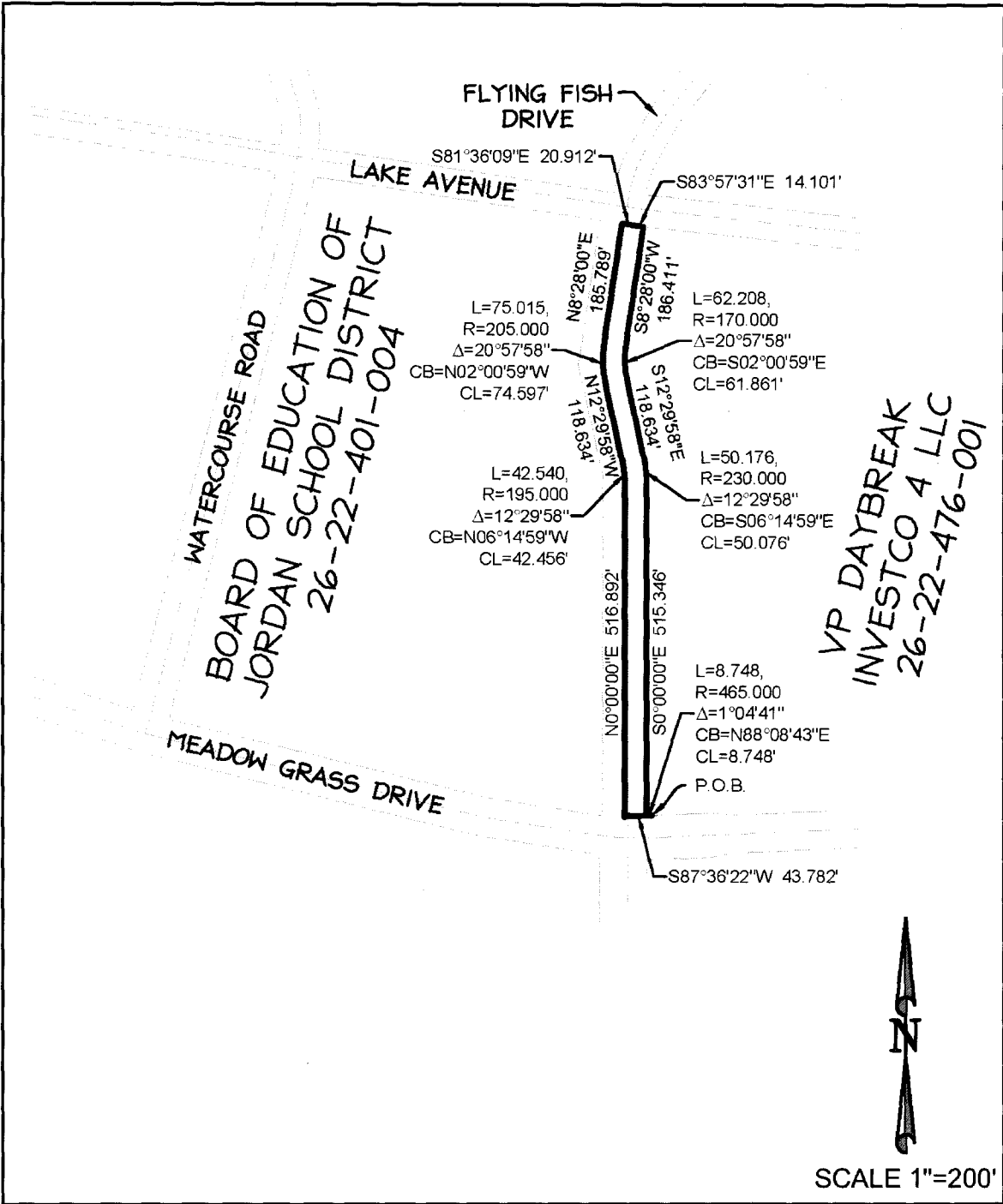
[SEAL]

Exhibit A

(Legal Description)

Beginning at a point on Northerly Right-of-Way Line of Meadow Grass Drive, said point lies South $89^{\circ}56'37''$ East 3980.630 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 713.459 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $87^{\circ}36'22''$ West 43.782 feet; thence North 516.892 feet to a point on a 195.000 foot radius tangent curve to the left, (radius bears West, Chord: North $06^{\circ}14'59''$ West 42.456 feet); thence along the arc of said curve 42.540 feet through a central angle of $12^{\circ}29'58''$; thence North $12^{\circ}29'58''$ West 118.634 feet to a point on a 205.000 foot radius tangent curve to the right, (radius bears North $77^{\circ}30'02''$ East, Chord: North $02^{\circ}00'59''$ West 74.597 feet); thence along the arc of said curve 75.015 feet through a central angle of $20^{\circ}57'58''$; thence North $08^{\circ}28'00''$ East 185.789 feet to the Southerly Right-of-Way Line of Lake Avenue; thence along said Lake Avenue the following (2) courses: 1) South $81^{\circ}36'09''$ East 20.912 feet; 2) South $83^{\circ}57'31''$ East 14.101 feet to the Easterly Right-of-Way Line of Flying Fish Drive; thence along said Flying Fish Drive the following (5) courses: 1) South $08^{\circ}28'00''$ West 186.411 feet to a point on a 170.000 foot radius tangent curve to the left, (radius bears South $81^{\circ}32'00''$ East, Chord: South $02^{\circ}00'59''$ East 61.861 feet); 2) along the arc of said curve 62.208 feet through a central angle of $20^{\circ}57'58''$; 3) South $12^{\circ}29'58''$ East 118.634 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears South $77^{\circ}30'02''$ West, Chord: South $06^{\circ}14'59''$ East 50.076 feet); 4) along the arc of said curve 50.176 feet through a central angle of $12^{\circ}29'58''$; 5) South 515.346 feet to a point on a 465.000 foot radius non tangent curve to the left, (radius bears North $01^{\circ}18'57''$ West, Chord: North $88^{\circ}08'43''$ East 8.748 feet) to the intersection of said Easterly Right-of-Way Line of Flying Fish Drive and said Northerly Right-of-Way Line of Meadow Grass Drive; thence along said Meadow Grass Drive and the arc of said curve 8.748 feet through a central angle of $01^{\circ}04'41''$ to the point of beginning.

Property contains 0.752 acres, 32749 square feet.



PERIGEE CONSULTING
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 OGDEN, UTAH 84404 TEL: 801.466.0004 FAX: 801.466.0005

1000 WEST JORDAN, UT 84088
 WWW.PERIGEECONSULTING.COM

LHM RIGHT-OF-WAY VACATION EXHIBIT
VILLAGE 15 PLAT 1

PREPARED FOR: MILLER FAMILY REAL ESTATE

N:\00182 Daybreak\Cadd\Survey\Master\V15P1\Exhibit\2024-01-16 V15P1 Split ROW Vacation Exhibit.dwg, 1/16/2024 4:47:11 PM, DWG To PDF.pc3