

180343-CPI

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

14270256 B: 11508 P: 28 Total Pages: 4  
07/30/2024 02:16 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

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

Tax ID: 26-22-340-002

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**SPECIAL WARRANTY DEED**

**VP DAYBREAK DEVCO 2, INC.**, a Utah corporation, with its principal office at 9350 South 150 East, Suite 140, Sandy, Utah 84070-2721, 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: July 30<sup>th</sup>, 2024 GRANTOR:

VP DAYBREAK DEVCO 2, INC.,  
a Utah corporation

By: Tara B. Donnelly  
Name: Tara B. Donnelly  
Its: Residential Closing Officer

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

h corporation.

  
NOTARY PUBLIC


 **KELLY ERIN CONNELLY**  
Notary Public - State of Utah  
Comm. No. 728457  
My Commission Expires on  
Dec 19, 2026

Exhibit A to Deed

**Legal Description**

Lot 148 of that plat map entitled "DAYBREAK VILLAGE 9 PLAT 2 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1" recorded on December 22, 2022, as Entry No. 14055936 Book 2022P at Page 318 of the Official Records of Salt Lake County, Utah.