

14324227 B: 11538 P: 4050 Total Pages: 3
12/12/2024 02:15 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 120 SALT LAKE CITY, UT 84121

WHEN RECORDED RETURN TO AND
SEND SUBSEQUENT TAX BILLS TO:

LHMRE, LLC
9350 South 150 East, Suite 140
Sandy, Utah 84070
Attention: Julie Randall

Subdivision Lots: 5284 W. Bingham Rim Road, South Jordan, Utah 84009
APNs: 26-13-126-010 & 26-13-126-009

QUITCLAIM DEED
(FOR LOT LINE ADJUSTMENTS)

VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, “**Grantor**”, hereby QUITCLAIMS to **VP DAYBREAK OPERATIONS LLC**, a Delaware limited liability company, for the sum of TEN AND 00/100THS DOLLARS (\$10.00), all of grantor’s interest in the real property in Salt Lake County, State of Utah, as described on Exhibit A attached hereto and incorporated herein (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 grantees, recorded in the Official Records of Salt Lake County as Instrument No. 8442505 (“Deed”), 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 the Deed, are hereby incorporated into this Quitclaim Deed and shall be binding on Grantee, its successors and assigns.

The purpose of this instrument is to effectuate a lot line adjustment between Lot C-102 “Daybreak Village 10 North Plat 4” and Lot P-102 “Kennecott Daybreak Bingham Creek” subdivision of record and on file in the Official Records of Salt Lake County, Utah.

[Signatures on following page]

Witness, the hand of the duly authorized Grantor, this 11th day of Dec., 2024.

VP DAYBREAK OPERATIONS LLC,
a Delaware limited liability company

By: LHMRE, LLC,
a Utah limited liability company
Its: Operating Manager

By: 
Name: Michael Kunkel
Its: Treasurer

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

On December 11, 2024, personally appeared before me, a Notary Public, Michael Kunkel, the Treasurer of LHMRE, LLC, a Utah limited liability company, the Operating Manager of VP DAYBREAK OPERATIONS 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 OPERATIONS LLC, a Delaware limited liability company.

Julie Randall
NOTARY PUBLIC

[SEAL]

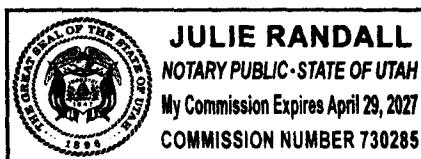


EXHIBIT A

LEGAL DESCRIPTION

Resultant Lot C-102, Daybreak Village 10 North Plat 4

Beginning at the Southeasterly Corner of Lot P-102 of the Kennecott Daybreak Bingham Creek, said point lies North 89°57'41" East 2036.769 feet along the Daybreak Baseline Northeast (being North 89°57'41" East 10613.975 feet between the Northwest Corner of Section 13, T3S, R2W and the Northeast Corner of Section 18, T3S, R1W) and South 303.129 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 35°38'36" West 125.000 feet; thence South 54°21'24" West 50.000 feet; thence South 35°38'36" East 125.000 feet to the Northwesterly Right-of-Way Line of Bingham Rim Road; thence along said Bingham Rim Road North 54°21'24" East 50.000 feet to the point of beginning.

Property contains 0.143 acres, 6250 square feet.

Resultant Lot P-102, Kennecott Daybreak Bingham Creek

Beginning at the Southeasterly Corner of Lot P-102 of the Kennecott Daybreak Bingham Creek, said point lies North 89°57'41" East 2036.769 feet along the Daybreak Baseline Northeast (being North 89°57'41" East 10613.975 feet between the Northwest Corner of Section 13, T3S, R2W and the Northeast Corner of Section 18, T3S, R1W) and South 303.129 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 35°38'36" West 125.000 feet; thence South 54°21'24" West 50.000 feet; thence South 35°38'36" East 125.000 feet to the Northwesterly Right-of-Way Line of Bingham Rim Road; thence along said Bingham Rim Road the following (2) courses: 1) South 54°21'24" West 156.635 feet to a point on a 450.000 foot radius tangent curve to the right, (radius bears North 35°38'36" West, Chord: South 60°50'12" West 101.572 feet); 2) along the arc of said curve 101.789 feet through a central angle of 12°57'37" to the Southwesterly Corner of said Lot P-102; thence along said Lot P-102 North 397.096 feet to a South Line of Daybreak Village 10 North Plat 4; thence along said Daybreak Village 10 North Plat 4 South 89°36'25" East 256.627 feet to the East Line of said Lot P-102; thence along said Lot P-102 South 225.425 feet to the point of beginning.

Property contains 1.722 acres.