

Mail Recorded Deed & Tax Notice To:
VP Daybreak Devco LLC
9350 South 150 East, Suite 140
Sandy, UT 84070

14330805 B: 11542 P: 2704 Total Pages: 3
12/31/2024 09:55 AM By: srigby 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



File No.: 185395-TOF

SPECIAL WARRANTY DEED

LHMRE, LLC, a Utah limited liability company,

GRANTOR(S), of Sandy, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

VP Daybreak Devco LLC, a Delaware limited liability company,

GRANTEE(S), of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-24-101-032 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this December 31, 2024

LHMRE, LLC,
a Utah limited liability company

By: [Signature]
Name: Michael Kunkel
Its: Treasurer

STATE OF UTAH

COUNTY OF SALT LAKE

On this December 31, 2024, before me, personally appeared Michael Kunkel,
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this
document, and acknowledged before me that he/she/they executed the same on behalf of LHMRE, LLC,
a Utah limited liability company.

[Signature]
Notary Public



EXHIBIT A
Legal Description

Beginning at a point that lies South 89°55'30" East 1409.124 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4512.611 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 53°27'06" West 195.137 feet to a point on a 500.500 foot radius non tangent curve to the right, (radius bears South 39°06'35" East, Chord: North 52°10'15" East 22.372 feet); thence along the arc of said curve 22.374 feet through a central angle of 02°33'41"; thence North 53°27'06" East 172.771 feet; thence South 36°32'54" East 0.500 feet to the point of beginning (being all of that portion of 26-24-101-032 lying within Center Field Drive).

Property contains 0.002 acres, 94 square feet.