

14368047 B: 11562 P: 1247 Total Pages: 4  
04/08/2025 09:01 AM 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

Mail Recorded Deed & Tax Notice To:  
DTDB 10, LLC, a Utah limited liability company  
9350 South State, Suite 800  
Sandy, UT 84070  
ATTN: Mike Kunkel

---

## SPECIAL WARRANTY DEED

**VP Daybreak DEVCO LLC, a Delaware 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

**DTDB 10, LLC, a Utah 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 attached Exhibit "A"

**TAX ID NO.:** 26-24-101-007 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this April 7<sup>th</sup>, 2025.

VP Daybreak DEVCO LLC, a Delaware limited liability company,

By: LHMRE, LLC  
Its: Operating Manager

By:  \_\_\_\_\_

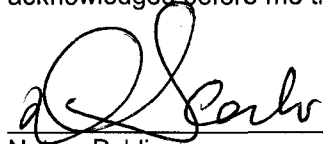
Name: Brad Holmes

Its: President

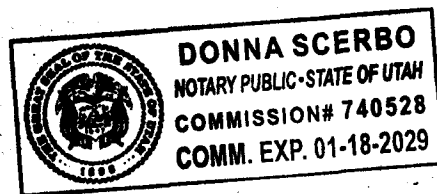
STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of April, 2025, before me, personally appeared Brad Holmes, 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.



Notary Public



## EXHIBIT A

BEG N 89°56'03" W 10506.588 FT & N 4088.717 FT FR SE COR OF SEC 19, T3S, R1W, SLM;  
N 37°29'42" W 221.418 FT; N 0°00'12" E 90.77 FT; N 33°40'19" W 135.151 FT; N 53°27'06" E  
218.655 FT; N 31°27'06" E 880.569 FT; N 56°36'58" E 119.219 FT; N 53°27'06" E 64.457 FT; S  
36°32'54" E 594.572 FT; S 53°27'06" W 487.905 FT; S 31°27'06" W 421.776 FT; S 53°27'06"  
W 396.814 FT TO BEG. LESS & EXCEPT BEG N 89°56'03" W 10506.588 FT & N 4088.717 FT &  
N 37°29'42" W 221.418 FT & N 0°00'12" E 90.77 FT & N 33°40'19" W 135.151 FT & N  
53°27'06" E 218.655 FT & N 31°27'06" E 880.569 FT FR SE COR OF SEC 19, T3S, R1W, SLM;  
N 56°36'58" E 119.219 FT; N 53°27'06" E 64.457 FT; S 36°32'54" E 267.54 FT M OR L; S  
53°27'06" W 236.825 FT; N 43°44'14" W 50.276 FT; S 46°15'46" W 41 FT; S 43°44'14" E  
12.213 FT; SW'LY ALG 17 FT RADIUS CURVE TO R, 27.89 FT (CHD S 3°15'46" W); S 50°15'46"  
W 1.783 FT; SW'LY ALG 279.50 FT RADIUS CURVE TO R, 15.556 FT (CHD S 51°51'26" W); S  
53°27'06" W 283.878 FT; SW'LY ALG 520.50 FT RADIUS CURVE TO L, 70.804 FT (CHD S  
49°33'16" W); S 45°39'27" W 279.90 FT M OR L; N 31°27'06" E 811.23 FT M OR L TO BEG.  
ALSO LESS & EXCEPT ANYTHING WITHIN DAYBREAK URBAN CENTER PLAT 1. (BEING PT  
LOT T3, KENNECOTT MASTER SUB 1 AMD. ALSO BEING L/E PARCEL B OF EAST TOWN  
CENTER ROADWAY DEDICATION PLAT).