

184071-CP1

WHEN RECORDED, RETURN TO:

VP Daybreak Devco 2, Inc.

Attn: legal department

9350 S. 150 E., Suite 900

Sandy, Utah 84070

14339599 B: 11546 P: 5008 Total Pages: 5

01/24/2025 03:28 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

Parcel Nos.: 26-22-201-001

26-15-376-004

26-15-451-003

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 7 LLC, a Utah limited liability company, whose principal office is located at 9350 South 150 East, Suite 900, Sandy, Utah 84070, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor to **VP DAYBREAK DEVCO 2, INC.**, a Utah corporation, whose principal office is located at 9350 South 150 East, Suite 900, Sandy, Utah 84070, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real property located in South Jordan City, Salt Lake County, State of Utah, to wit:

See attached **Exhibit A.**

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and equity.

[SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS]

WITNESS the hand of said Grantor this 15th day of January, 2025.

GRANTOR:

VP DAYBREAK INVESTCO 7 LLC, a Utah
limited liability company


By: **MRE INVESTMENT MANAGEMENT,
L.L.C.**, a Utah limited liability company
Its: Operating Manager

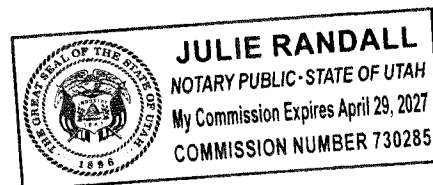
By: **MILLER FAMILY REAL ESTATE,
L.L.C.**, a Utah limited liability company
Its: Operating Manager

By: 
Name: Brad Holmes
Its: Operating Manager

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

The foregoing Special Warranty Deed was acknowledged before me this 15th day of January, 2025 by Brad Holmes, as Operating Manager of **MILLER FAMILY REAL ESTATE, L.L.C.**, a Utah limited liability company, the Operating Manager of **MRE INVESTMENT MANAGEMENT, L.L.C.**, a Utah limited liability company, the Operating Manager of **VP DAYBREAK INVESTCO 7 LLC**, a Utah limited liability company.


Notary Public
Residing at: Sandy, Utah



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

BEGINNING AT A POINT THAT LIES SOUTH 89°56'03" EAST 3989.583 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 4728.030 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 62°04'05" WEST 561.509 FEET TO A POINT ON A 470.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 27°55'55" EAST, CHORD: NORTH 55°53'46" WEST 101.062 FEET); THENCE ALONG THE ARC OF SAID CURVE 101.258 FEET THROUGH A CENTRAL ANGLE OF 12°20'38"; THENCE NORTH 49°43'27" WEST 46.043 FEET; THENCE NORTH 27°55'55" EAST 284.323 FEET TO A POINT ON A 970.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 62°04'05" EAST, CHORD: NORTH 34°41'01" EAST 228.082 FEET); THENCE ALONG THE ARC OF SAID CURVE 228.610 FEET THROUGH A CENTRAL ANGLE OF 13°30'13"; THENCE NORTH 41°26'08" EAST 155.863 FEET TO A POINT ON A 1030.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 48°33'52" WEST, CHORD: NORTH 35°03'05" EAST 229.055 FEET); THENCE ALONG THE ARC OF SAID CURVE 229.530 FEET THROUGH A CENTRAL ANGLE OF 12°46'05"; THENCE NORTH 28°40'03" EAST 23.307 FEET TO A POINT ON A 270.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 33°19'12" WEST, CHORD: SOUTH 41°17'04" EAST 143.362 FEET); THENCE ALONG THE ARC OF SAID CURVE 145.102 FEET THROUGH A CENTRAL ANGLE OF 30°47'29"; THENCE SOUTH 25°53'19" EAST 359.332 FEET TO A POINT ON A 230.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 64°06'41" EAST, CHORD: SOUTH 43°36'38" EAST 140.024 FEET); THENCE ALONG THE ARC OF SAID CURVE 142.281 FEET THROUGH A CENTRAL ANGLE OF 35°26'38"; THENCE SOUTH 61°19'57" EAST 66.205 FEET; THENCE SOUTH 28°40'03" WEST 625.560 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT T7, OF AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2 KENNECOTT MASTER SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT RECORDED SEPTEMBER 19, 2003 IN BOOK 2003P AT PAGE 303, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE DAYBREAK VILLAGE 14 PLAT 1 AMENDING LOTS T7 & V5 OF THE KENNECOTT MASTER SUBDIVISION #1, RECORDED NOVEMBER 22, 2019 AS ENTRY NO. 13130712 IN BOOK 2019P OF PLATS AT PAGE 321, ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

PARCEL 3:

BEGINNING AT A POINT ON THE WEST LINE OF LOT V5 OF THE OF THE KENNECOTT MASTER SUBDIVISION AMENDED #1, SAID POINT LIES SOUTH 89°56'03" EAST 5.920 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 4934.066 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID LOT V5 THE FOLLOWING (9) COURSES: 1) NORTH 00°03'55" EAST 357.198 FEET; 2) NORTH 00°14'20" WEST 12.748 FEET; 3) NORTH 20°34'34" EAST 544.251 FEET; 4) NORTH 89°58'11" EAST 2490.672 FEET; 5) NORTH 00°01'49" WEST 998.333 FEET; 6) NORTH

89°55'33" EAST 2012.234 FEET TO A POINT ON A 1000.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 00°04'28" WEST, CHORD: NORTH 77°50'00" EAST 418.977 FEET); 7) ALONG THE ARC OF SAID CURVE 422.104 FEET THROUGH A CENTRAL ANGLE OF 24°11'05"; 8) SOUTH 00°01'49" EAST 1394.392 FEET; 9) SOUTH 53°07'08" WEST 409.856 FEET TO A POINT ON A 218.500 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 07°10'49" WEST, CHORD: NORTH 86°24'36" WEST 27.364 FEET); THENCE ALONG THE ARC OF SAID CURVE 27.382 FEET THROUGH A CENTRAL ANGLE OF 07°10'49"; THENCE WEST 305.322 FEET TO A POINT ON A 181.500 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH, CHORD: NORTH 75°39'59" WEST 89.868 FEET); THENCE ALONG THE ARC OF SAID CURVE 90.812 FEET THROUGH A CENTRAL ANGLE OF 28°40'03"; THENCE NORTH 61°19'57" WEST 122.901 FEET TO A POINT ON A 181.500 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 28°40'03" EAST, CHORD: NORTH 43°36'38" WEST 110.497 FEET); THENCE ALONG THE ARC OF SAID CURVE 112.279 FEET THROUGH A CENTRAL ANGLE OF 35°26'38"; THENCE NORTH 25°53'19" WEST 439.769 FEET TO A POINT ON A 328.500 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 49°56'16" WEST, CHORD: NORTH 53°53'45" WEST 157.092 FEET); THENCE ALONG THE ARC OF SAID CURVE 158.628 FEET THROUGH A CENTRAL ANGLE OF 27°40'03"; THENCE SOUTH 28°40'03" WEST 80.651 FEET TO A POINT ON A 971.500 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 61°19'57" WEST, CHORD: SOUTH 31°02'04" WEST 80.251 FEET); THENCE ALONG THE ARC OF SAID CURVE 80.273 FEET THROUGH A CENTRAL ANGLE OF 04°44'03"; THENCE SOUTH 28°31'16" WEST 79.709 FEET TO A POINT ON A 981.500 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 51°57'26" WEST, CHORD: SOUTH 39°44'21" WEST 58.107 FEET); THENCE ALONG THE ARC OF SAID CURVE 58.116 FEET THROUGH A CENTRAL ANGLE OF 03°23'33"; THENCE SOUTH 41°26'08" WEST 155.863 FEET TO A POINT ON A 1018.500 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 48°33'52" EAST, CHORD: SOUTH 34°41'01" WEST 239.486 FEET); THENCE ALONG THE ARC OF SAID CURVE 240.041 FEET THROUGH A CENTRAL ANGLE OF 13°30'13"; THENCE SOUTH 27°55'55" WEST 92.518 FEET; THENCE SOUTH 35°00'47" WEST 81.120 FEET; THENCE SOUTH 27°55'55" WEST 264.575 FEET; THENCE SOUTH 21°57'14" WEST 76.081 FEET TO A POINT ON A 1207.500 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 58°42'27" WEST, CHORD: SOUTH 36°39'49" WEST 226.064 FEET); THENCE ALONG THE ARC OF SAID CURVE 226.396 FEET THROUGH A CENTRAL ANGLE OF 10°44'33"; THENCE SOUTH 42°02'06" WEST 135.830 FEET TO A POINT ON A 1288.500 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 47°57'54" EAST, CHORD: SOUTH 36°01'03" WEST 270.151 FEET); THENCE ALONG THE ARC OF SAID CURVE 270.649 FEET THROUGH A CENTRAL ANGLE OF 12°02'06"; THENCE SOUTH 30°00'00" WEST 383.374 FEET; THENCE SOUTH 40°06'10" WEST 79.812 FEET; THENCE SOUTH 30°00'00" WEST 160.306 FEET TO A POINT ON A 685.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 36°48'34" EAST, CHORD: NORTH 51°35'43" WEST 38.141 FEET); THENCE ALONG THE ARC OF SAID CURVE 38.146 FEET THROUGH A CENTRAL ANGLE OF 03°11'26"; THENCE NORTH 50°00'00" WEST 801.952 FEET TO A POINT BEING ON THE EXTENSION OF THE SOUTHEASTERLY LINE OF LOT C-103 OF THE DAYBREAK VILLAGE 8, VILLAGE 9 & VILLAGE 13 SCHOOL SITES SUBDIVISION; THENCE ALONG SAID SOUTHEASTERLY LINE AND LINE EXTENDED NORTH 30°00'00" EAST 538.715 FEET TO THE EASTERNMOST CORNER OF SAID LOT C-103; THENCE ALONG SAID LOT C-103 THE FOLLOWING (3) COURSES: 1) NORTH 56°26'06" WEST 764.424 FEET; 2) SOUTH 87°50'35" WEST 351.139 FEET; 3) SOUTH 14°52'31" WEST 433.902 FEET ALONG THE WESTERNMOST LINE OF SAID LOT C-103 AND WESTERNMOST LINE EXTENDED TO A POINT ON A 2065.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 15°39'08" WEST, CHORD: NORTH 82°10'26" WEST 562.370 FEET); THENCE ALONG THE ARC OF SAID CURVE 564.122 FEET THROUGH A CENTRAL ANGLE OF 15°39'08"; THENCE WEST 477.547 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE DAYBREAK VILLAGE 14 PLAT 1 AMENDING LOTS T7 & V5 OF THE KENNECOTT MASTER SUBDIVISION #1, RECORDED NOVEMBER 22, 2019 AS ENTRY NO. 13130712 IN BOOK 2019P OF PLATS AT PAGE 321, ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF DAYBREAK VILLAGE 9 PLAT 5, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 24, 2024 AS ENTRY NO.

14256089 IN BOOK 2024P OF PLATS AT PAGE 157 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Tax Id No.: 26-22-201-001, 26-15-376-004 and 26-15-451-003

14490311 B: 11632 P: 4335 Total Pages: 2
01/20/2026 04:39 PM By: ErRomero 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

Mail Recorded Deed & Tax Notice To:
VP Daybreak Devco 2, Inc., a Utah corporation
9350 South 150 East, Suite 800
Sandy, UT 84070-2721



File No.: 194903-TOF

QUITCLAIM DEED

VP Daybreak Investco 7 LLC, a Utah limited liability company

GRANTOR(S), of Sandy, State of Utah, hereby quitclaims to

VP Daybreak Devco 2, Inc., a Utah corporation,

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:

Lot P-137 of the Daybreak Village 9 Plat 5, Amending Lot Z101 of the VP Daybreak Operation-Investments Plat 1, Lot P-115 of the Daybreak Village 12A Plat 4 & Lot V5 of the Kennecott Master Subdivision #1 Amended, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on June 24, 2024 as Entry No. 14256089 in Book 2024P at Page 157.

TAX ID NO.: 26-22-203-001 (for reference purposes only)

Dated this January 16, 2026

[Signature on following page]

VP Daybreak Investco 7 LLC, a Utah limited liability company

By: MRE Investment Management, L.L.C., a Utah limited liability company
Its: Operating Manager

By: Miller Family Real Estate, L.L.C., a Utah limited liability company
Its: Operating Manager

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

STATE OF UTAH

COUNTY OF SALT LAKE

On January 16, 2026, 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 VP Daybreak Investco 7 LLC, a Utah limited liability company.

[Signature]
Notary Public

