

193274-CPI

WHEN RECORDED, RETURN TO:

Snell & Wilmer L.L.P.

Attn: Wade R. Budge

15 West South Temple, Suite 1200

Salt Lake City, Utah 84101

14435741 B: 11600 P: 6120 Total Pages: 3

09/12/2025 03:33 PM By: csummers 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 No.: 26-23-276-003

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 10 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 11 day of September, 2025.

GRANTOR:

VP DAYBREAK INVESTCO 10 LLC, a Utah
limited liability company


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

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

By: 
Name: **Brad Holmes**
Its: President

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

The foregoing Special Warranty Deed was acknowledged before me this 11 day of September, 2025 by Brad Holmes, as President of **MILLER FAMILY REAL ESTATE, L.L.C.**, a Utah limited liability company, the Manager of **MRE INVESTMENT MANAGEMENT, L.L.C.**, a Utah limited liability company, the Manager of **VP DAYBREAK INVESTCO 10 LLC**, a Utah limited liability company.


Notary Public
Residing at: Sandy, Utah

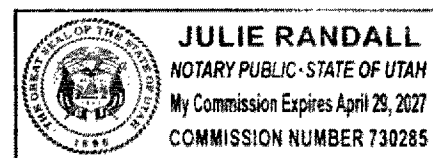


EXHIBIT A
Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT Z107 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT ALSO BEING A POINT ON A 949.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 25°00'11" WEST, CHORD: SOUTH 81°04'34" WEST 525.680 FEET), SAID POINT LIES SOUTH 89°56'03" EAST 10618.504 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 2761.081 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 Z107 THE FOLLOWING (5) COURSES: 1) ALONG THE ARC OF SAID CURVE 532.644 FEET THROUGH A CENTRAL ANGLE OF 32°09'30"; 2) NORTH 82°50'41" WEST 1277.278 FEET TO A POINT ON A 1071.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 07°09'19" WEST, CHORD: NORTH 89°03'27" WEST 231.810 FEET); 3) ALONG THE ARC OF SAID CURVE 232.264 FEET THROUGH A CENTRAL ANGLE OF 12°25'32"; 4) SOUTH 84°43'47" WEST 501.434 FEET TO A POINT ON A 1033.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 75°11'24" WEST, CHORD: NORTH 21°12'45" WEST 230.379 FEET); 5) ALONG THE ARC OF SAID CURVE 230.860 FEET THROUGH A CENTRAL ANGLE OF 12°48'17"; THENCE NORTH 56°26'31" EAST 1301.898 FEET; THENCE NORTH 58°42'58" EAST 635.976 FEET TO THE EASTERLY LINE OF SAID LOT Z107; THENCE ALONG SAID LOT Z107 SOUTH 36°48'17" EAST 1623.603 FEET TO THE POINT OF BEGINNING.

(NOTE: FOR INFORMATIONAL PURPOSES ONLY: PARCEL 26-23-276-003)

193275-CPI

WHEN RECORDED, RETURN TO:

Snell & Wilmer L.L.P.

Attn: Wade R. Budge

15 West South Temple, Suite 1200

Salt Lake City, Utah 84101

14435749 B: 11600 P: 6159 Total Pages: 3

09/12/2025 03:35 PM By: csummers 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 No.: 26-23-203-001

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 11 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 11 day of September, 2025.

GRANTOR:

VP DAYBREAK INVESTCO 11 LLC, a Utah
limited liability company

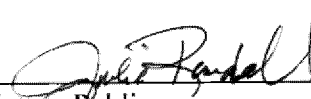
By: **MRE INVESTMENT MANAGEMENT,
L.L.C.**, a Utah limited liability company
Its: Manager

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

By: 
Name: Brad Holmes
Its: President

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

The foregoing Special Warranty Deed was acknowledged before me this 11 day of
September, 2025 by Brad Holmes, as President of **MILLER FAMILY REAL ESTATE,
L.L.C.**, a Utah limited liability company, the Manager of **MRE INVESTMENT
MANAGEMENT, L.L.C.**, a Utah limited liability company, the Manager of **VP DAYBREAK
INVESTCO 11 LLC**, a Utah limited liability company.


Notary Public
Residing at: Sandy, Utah

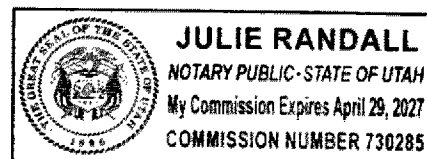


EXHIBIT A
Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT Z107 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT ALSO BEING A POINT ON A 1033.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 58°42'52" WEST, CHORD: NORTH 32°25'18" WEST 40.969 FEET), SAID POINT LIES SOUTH 89°56'03" EAST 7984.871 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 3065.751 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 Z107 THE FOLLOWING (2) COURSES: 1) ALONG THE ARC OF SAID CURVE 40.972 FEET THROUGH A CENTRAL ANGLE OF 02°16'21"; 2) NORTH 33°33'29" WEST 1029.577 FEET; THENCE NORTH 54°38'21" EAST 1278.979 FEET TO A POINT ON A 4932.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 35°21'39" EAST, CHORD: NORTH 56°05'44" EAST 250.683 FEET); THENCE ALONG THE ARC OF SAID CURVE 250.710 FEET THROUGH A CENTRAL ANGLE OF 02°54'45"; THENCE NORTH 57°33'06" EAST 174.529 FEET TO THE EASTERLY LINE OF SAID LOT Z107; THENCE ALONG SAID LOT Z107 THE FOLLOWING (7) COURSES: 1) SOUTH 28°15'49" EAST 3.877 FEET TO A POINT ON A 2829.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 28°15'47" WEST, CHORD: NORTH 59°38'39" EAST 206.614 FEET); 2) ALONG THE ARC OF SAID CURVE 206.660 FEET THROUGH A CENTRAL ANGLE OF 04°11'08"; 3) NORTH 57°50'02" EAST 10.440 FEET; 4) SOUTH 36°33'03" EAST 0.580 FEET; 5) SOUTH 36°32'59" EAST 121.694 FEET TO A POINT ON A 6295.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 60°44'59" EAST, CHORD: SOUTH 33°01'39" EAST 829.387 FEET); 6) ALONG THE ARC OF SAID CURVE 829.988 FEET THROUGH A CENTRAL ANGLE OF 07°33'16"; 7) SOUTH 36°48'17" EAST 167.098 FEET; THENCE SOUTH 58°42'58" WEST 630.900 FEET; THENCE SOUTH 56°26'31" WEST 1298.467 FEET TO THE SAID WESTERLY LINE OF LOT Z107 AND THE POINT OF BEGINNING.

(NOTE: FOR INFORMATIONAL PURPOSES ONLY: PARCEL 26-23-203-001)