

14189663 B: 11463 P: 9679 Total Pages: 4
12/28/2023 10:37 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

WHEN RECORDED, RETURN TO:

Snell & Wilmer L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, Utah 84101

174491-CPI

Parcel Nos.: 26-22-252-001-0000;
26-22-476-001-0000

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 4 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.

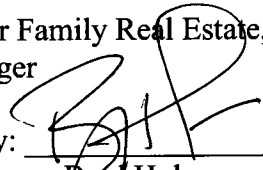
WITNESS the hand of said Grantor this 28th day of December, 2023.

GRANTOR:

VP DAYBREAK INVESTCO 4 LLC,
a Utah limited liability company

By: MRE Investment Management, L.L.C.
Its: Manager

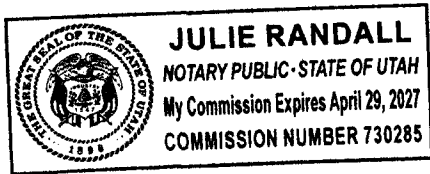
By: Miller Family Real Estate, L.L.C.
Its: Manager

By: 
Name: Brad Holmes
Title: President

[Acknowledgement Follows]

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

The foregoing Special Warranty Deed was acknowledged before me this 28th day of December, 2023 by Brad Holmes, as President of **MILLER FAMILY REAL ESTATE, L.L.C.**, the Manager of **MRE INVESTMENT MANAGEMENT, L.L.C.**, the Manager of **VP DAYBREAK INVESTCO 4 LLC**, a Utah limited liability company.



Julie Randall
Notary Public
Residing at: 9350 S. 150 E.
Sandy, Utah 84070

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

BEGINNING AT A POINT BEING 29.500 FEET PERPENDICULARLY DISTANT WESTERLY OF THE EAST LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 5155.207 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 738.969 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 265.143 FEET; THENCE NORTH 33°22'46" WEST 162.018 FEET; THENCE SOUTH 55°05'50" WEST 240.779 FEET; THENCE SOUTH 87°36'22" WEST 491.298 FEET; THENCE NORTH 85°16'08" WEST 40.311 FEET; THENCE SOUTH 87°36'22" WEST 91.862 FEET TO A POINT ON A 465.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 02°23'38" WEST, CHORD: SOUTH 88°08'43" WEST 8.748 FEET); THENCE ALONG THE ARC OF SAID CURVE 8.748 FEET THROUGH A CENTRAL ANGLE OF 01°04'41" TO A POINT BEING 70.000 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE EAST LINE OF LOT C-102 OF THE DAYBREAK VILLAGE 8, VILLAGE 9 & VILLAGE 13 SCHOOL SITES SUBDIVISION; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 515.346 FEET TO A POINT ON A 230.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS WEST, CHORD: NORTH 06°14'59" WEST 50.076 FEET); THENCE ALONG THE ARC OF SAID CURVE 50.176 FEET THROUGH A CENTRAL ANGLE OF 12°29'58"; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 12°29'58" WEST 118.634 FEET TO A POINT ON A 170.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 77°30'02" EAST, CHORD: NORTH 02°00'59" WEST 61.861 FEET); THENCE ALONG THE ARC OF SAID CURVE 62.208 FEET THROUGH A CENTRAL ANGLE OF 20°57'58"; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 08°28'00" EAST 186.411 FEET; THENCE SOUTH 83°57'31" EAST 619.792 FEET TO A POINT ON A 527.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 06°02'29" EAST, CHORD: SOUTH 87°03'54" EAST 57.113 FEET); THENCE ALONG THE ARC OF SAID CURVE 57.141 FEET THROUGH A CENTRAL ANGLE OF 06°12'45"; THENCE NORTH 89°49'44" EAST 57.272 FEET; THENCE SOUTH 0.294 FEET TO A POINT ON A 242.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS EAST, CHORD: SOUTH 17°31'16" EAST 145.712 FEET); THENCE ALONG THE ARC OF SAID CURVE 148.008 FEET THROUGH A CENTRAL ANGLE OF 35°02'32"; THENCE SOUTH 35°02'32" EAST 134.331 FEET TO SAID 29.500 FOOT PERPENDICULARLY DISTANT WESTERLY LINE; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE SOUTH 33°22'46" EAST 555.903 FEET TO A POINT ON A 147.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 56°37'14" WEST, CHORD: SOUTH 26°42'27" EAST 34.158 FEET); THENCE ALONG THE ARC OF SAID CURVE 34.235 FEET THROUGH A CENTRAL ANGLE OF 13°20'37"; THENCE SOUTH 20°02'09" EAST 21.665 FEET TO A POINT ON A 147.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 69°57'51" WEST, CHORD: SOUTH 10°01'04" EAST 51.143 FEET); THENCE ALONG THE ARC OF SAID CURVE 51.405 FEET THROUGH A CENTRAL ANGLE OF 20°02'09" TO SAID 29.500 FOOT PERPENDICULARLY DISTANT WESTERLY LINE; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE SOUTH 20.711 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT THAT LIES SOUTH 89°56'03" EAST 3854.561 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 3371.827 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 225.355 FEET TO A POINT ON A 1431.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH, CHORD: NORTH 89°45'23" WEST 12.175 FEET); THENCE ALONG THE ARC OF SAID CURVE 12.175 FEET THROUGH A CENTRAL ANGLE OF 00°29'15" TO A POINT OF

COMPOUND CURVATURE WITH A 681.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 00°29'15" EAST, CHORD: NORTH 80°46'58" WEST 206.720 FEET); THENCE ALONG THE ARC OF SAID CURVE 207.522 FEET THROUGH A CENTRAL ANGLE OF 17°27'35"; THENCE NORTH 24°35'09" EAST 101.585 FEET; THENCE NORTH 15°30'50" EAST 81.891 FEET; THENCE NORTH 19°05'25" EAST 218.080 FEET TO A POINT ON A 470.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 70°54'35" EAST, CHORD: NORTH 23°52'44" EAST 78.470 FEET); THENCE ALONG THE ARC OF SAID CURVE 78.561 FEET THROUGH A CENTRAL ANGLE OF 09°34'37"; THENCE NORTH 28°40'03" EAST 909.286 FEET; THENCE SOUTH 65°07'58" EAST 453.683 FEET; THENCE SOUTH 24°52'02" WEST 70.425 FEET TO A POINT ON A 273.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 65°07'58" WEST, CHORD: SOUTH 33°55'15" WEST 85.915 FEET); THENCE ALONG THE ARC OF SAID CURVE 86.274 FEET THROUGH A CENTRAL ANGLE OF 18°06'24"; THENCE SOUTH 42°58'27" WEST 345.423 FEET TO A POINT ON A 777.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 47°01'33" EAST, CHORD: SOUTH 42°04'51" WEST 24.228 FEET); THENCE ALONG THE ARC OF SAID CURVE 24.229 FEET THROUGH A CENTRAL ANGLE OF 01°47'12" TO A POINT OF COMPOUND CURVATURE WITH A 327.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 48°48'45" EAST, CHORD: SOUTH 39°04'56" WEST 24.024 FEET); THENCE ALONG THE ARC OF SAID CURVE 24.030 FEET THROUGH A CENTRAL ANGLE OF 04°12'38"; THENCE SOUTH 36°58'37" WEST 66.078 FEET TO A POINT ON A 327.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 53°01'23" EAST, CHORD: SOUTH 34°52'19" WEST 24.024 FEET); THENCE ALONG THE ARC OF SAID CURVE 24.030 FEET THROUGH A CENTRAL ANGLE OF 04°12'38" TO A POINT OF COMPOUND CURVATURE WITH A 777.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 57°14'00" EAST, CHORD: SOUTH 28°30'30" WEST 115.391 FEET); THENCE ALONG THE ARC OF SAID CURVE 115.497 FEET THROUGH A CENTRAL ANGLE OF 08°31'00"; THENCE SOUTH 24°15'00" WEST 223.246 FEET TO A POINT ON A 327.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 65°45'00" EAST, CHORD: SOUTH 12°07'30" WEST 137.369 FEET); THENCE ALONG THE ARC OF SAID CURVE 138.400 FEET THROUGH A CENTRAL ANGLE OF 24°15'00"; THENCE SOUTH 153.028 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 26-22-476-001 and 26-22-252-001

14189665 B: 11463 P: 9684 Total Pages: 5
12/28/2023 10:40 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

WHEN RECORDED, RETURN TO:

Snell & Wilmer L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, Utah 84101

174493-CPI

Parcel Nos.: 26-22-478-001-0000;
26-22-477-001-0000;
26-22-251-001-0000;
26-22-202-001-0000;
26-22-202-002-0000;
26-22-226-003-0000;
26-22-226-002-0000

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 5 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.

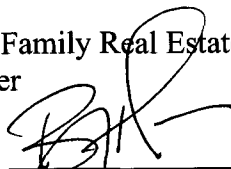
WITNESS the hand of said Grantor this 28th day of December, 2023.

GRANTOR:

VP DAYBREAK INVESTCO 5 LLC,
a Utah limited liability company

By: MRE Investment Management, L.L.C.
Its: Manager

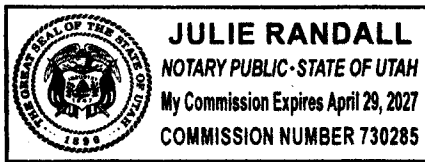
By: Miller Family Real Estate, L.L.C.
Its: Manager

By: 
Name: Brad Holmes
Title: President

[Acknowledgement Follows]

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

The foregoing Special Warranty Deed was acknowledged before me this 28th day of December, 2023 by Brad Holmes, as President of **MILLER FAMILY REAL ESTATE, L.L.C.**, the Manager of **MRE INVESTMENT MANAGEMENT, L.L.C.**, the Manager of **VP DAYBREAK INVESTCO 5 LLC**, a Utah limited liability company.



Julie Randall
Notary Public
Residing at: 9350 S. 150E.
Sandy, Utah 84070

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

BEGINNING AT A POINT BEING 13.000 FEET PERPENDICULARLY DISTANT NORTHERLY OF THE SOUTH LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 3971.887 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 45.467 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 598.333 FEET TO A POINT ON A 535.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 01°08'37" WEST, CHORD: NORTH 88°13'52" EAST 11.673 FEET); THENCE ALONG THE ARC OF SAID CURVE 11.673 FEET THROUGH A CENTRAL ANGLE OF 01°15'00"; THENCE NORTH 87°36'22" EAST 91.862 FEET; THENCE NORTH 80°28'52" EAST 40.311 FEET; THENCE NORTH 87°36'22" EAST 483.943 FEET; THENCE SOUTH 41°12'21" EAST 168.864 FEET; THENCE NORTH 55°12'26" EAST 209.911 FEET; THENCE EAST 272.967 FEET TO A POINT BEING 29.500 FEET PERPENDICULARLY DISTANT WESTERLY OF THE EAST LINE OF SAID LOT Z101; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE SOUTH 625.882 FEET TO A POINT ON SAID 13.000 FOOT PERPENDICULARLY DISTANT LINE; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 89°49'08" WEST 1183.325 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND KNOWN AS TANK SITE 5B AS DESCRIBED IN A DEED RECORDED JULY 31, 2006 AS ENTRY NO. 9797198 IN BOOK 9329 AT PAGE 2530, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND READS AS FOLLOWS:

ALL OF A CERTAIN PARCEL OF LAND, DESIGNATED AS TANK SITE 5B, SAID PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOT V6 OF THE KENNECOTT MASTER #1 AMENDED; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 89°29'24" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 979.452 FEET; THENCE NORTH 00°30'36" EAST PERPENDICULAR TO SAID SOUTH LINE FOR 70.000 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°29'24" WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION FOR 336.000 FEET; THENCE NORTH 00°30'36" EAST FOR 304.000 FEET; THENCE SOUTH 89°29'24" EAST FOR 336.000 FEET; THENCE SOUTH 00°30'36" WEST FOR 304.000 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 3938.988 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 4635.435 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 Z101 THE FOLLOWING (2) COURSES: 1) SOUTH 53°07'08" WEST 307.137 FEET; 2) SOUTH 36°52'52" EAST 139.657 FEET; THENCE SOUTH 28°40'03" WEST 86.479 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE SOUTH 53°07'08" WEST 1025.420 FEET; THENCE NORTH 62°35'47" WEST 344.201 FEET TO A POINT ON A 685.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS

NORTH 27°24'13" EAST, CHORD: NORTH 60°30'55" WEST 49.749 FEET); THENCE ALONG THE ARC OF SAID CURVE 49.760 FEET THROUGH A CENTRAL ANGLE OF 04°09'43"; THENCE NORTH 30°00'00" EAST 626.831 FEET TO A POINT ON A 1240.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 60°00'00" EAST, CHORD: NORTH 36°01'03" EAST 259.983 FEET); THENCE ALONG THE ARC OF SAID CURVE 260.461 FEET THROUGH A CENTRAL ANGLE OF 12°02'06"; THENCE NORTH 42°02'06" EAST 135.830 FEET TO A POINT ON A 1256.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 47°57'54" WEST, CHORD: NORTH 34°59'00" EAST 308.377 FEET); THENCE ALONG THE ARC OF SAID CURVE 309.157 FEET THROUGH A CENTRAL ANGLE OF 14°06'11"; THENCE NORTH 27°55'55" EAST 93.666 FEET; THENCE SOUTH 49°43'27" EAST 32.256 FEET TO A POINT ON A 533.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 40°16'33" EAST, CHORD: SOUTH 55°53'46" EAST 114.609 FEET); THENCE ALONG THE ARC OF SAID CURVE 114.831 FEET THROUGH A CENTRAL ANGLE OF 12°20'38"; THENCE SOUTH 62°04'05" EAST 462.167 FEET; THENCE SOUTH 65°07'58" EAST 98.742 FEET; THENCE SOUTH 28°40'03" WEST 47.739 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 2915.427 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 3646.931 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 Z101 NORTH 53°07'08" EAST 1025.420 FEET; THENCE SOUTH 28°40'03" WEST 433.685 FEET TO A POINT ON A 530.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 61°19'57" EAST, CHORD: SOUTH 23°52'44" WEST 88.487 FEET); THENCE ALONG THE ARC OF SAID CURVE 88.590 FEET THROUGH A CENTRAL ANGLE OF 09°34'37"; THENCE SOUTH 19°05'25" WEST 223.051 FEET TO A POINT ON A 470.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 70°54'35" WEST, CHORD: SOUTH 21°50'17" WEST 45.064 FEET); THENCE ALONG THE ARC OF SAID CURVE 45.081 FEET THROUGH A CENTRAL ANGLE OF 05°29'44"; THENCE SOUTH 24°35'09" WEST 135.257 FEET TO A POINT ON A 685.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 23°51'21" EAST, CHORD: NORTH 64°22'13" WEST 42.411 FEET); THENCE ALONG THE ARC OF SAID CURVE 42.417 FEET THROUGH A CENTRAL ANGLE OF 03°32'53"; THENCE NORTH 62°35'47" WEST 441.685 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 3938.988 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 4635.435 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 Z101 SOUTH 28°40'03" WEST 337.397 FEET; THENCE NORTH 36°52'52" WEST 139.657 FEET; THENCE NORTH 53°07'08" EAST 307.137 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 4054.935 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 4722.563 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG NORTHERLY LINE NORTH 53°07'08" EAST 661.718 FEET; THENCE SOUTH 32.247 FEET TO A POINT ON A 173.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS WEST, CHORD: SOUTH 05°14'05" WEST 31.568 FEET); THENCE ALONG THE ARC OF SAID CURVE 31.612 FEET THROUGH A CENTRAL ANGLE OF 10°28'11"; THENCE SOUTH 10°28'11" WEST 411.839 FEET TO A POINT ON A 273.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 79°31'49" WEST, CHORD: SOUTH 17°40'07" WEST 68.421 FEET); THENCE ALONG THE ARC OF SAID CURVE 68.601 FEET THROUGH A CENTRAL ANGLE OF 14°23'52"; THENCE SOUTH 24°52'02" WEST 74.168 FEET; THENCE NORTH 65°07'58" WEST 449.499 FEET; THENCE NORTH 28°40'03" EAST 17.090 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 4584.233 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 5120.305 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID NORTHERLY LINE SOUTH 53°07'08" WEST 661.718 FEET; THENCE NORTH 28°40'03" EAST 599.095 FEET TO A POINT ON A 230.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 27°50'40" EAST, CHORD: SOUTH 76°04'40" EAST 110.678 FEET); THENCE ALONG THE ARC OF SAID CURVE 111.775 FEET THROUGH A CENTRAL ANGLE OF 27°50'40"; THENCE EAST 134.471 FEET; THENCE SOUTH 101.895 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

BEGINNING AT A POINT THAT LIES SOUTH 89°56'03" EAST 4701.264 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 615.407 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 41°12'21" WEST 90.141 FEET TO A POINT ON A 25.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 48°47'39" EAST, CHORD: NORTH 06°56'45" EAST 37.246 FEET); THENCE ALONG THE ARC OF SAID CURVE 42.020 FEET THROUGH A CENTRAL ANGLE OF 96°18'10"; THENCE NORTH 55°05'50" EAST 145.410 FEET TO A POINT ON A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 34°54'10" EAST, CHORD: SOUTH 79°08'28" EAST 35.822 FEET); THENCE ALONG THE ARC OF SAID CURVE 39.935 FEET THROUGH A CENTRAL ANGLE OF 91°31'24"; THENCE SOUTH 33°22'46" EAST 89.884 FEET TO A POINT ON A 25.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 56°37'14" WEST, CHORD: SOUTH 10°54'50" WEST 34.917 FEET); THENCE ALONG THE ARC OF SAID CURVE 38.653 FEET THROUGH A CENTRAL ANGLE OF 88°35'12"; THENCE SOUTH 55°12'26" WEST 133.124 FEET TO A POINT ON A 25.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 34°47'34" WEST, CHORD: NORTH 82°59'57" WEST 33.322 FEET); THENCE ALONG THE ARC OF SAID CURVE 36.472 FEET THROUGH A CENTRAL ANGLE OF 83°35'13" TO THE POINT OF BEGINNING.

Tax Id No.: 26-22-478-001, 26-22-202-001, 26-22-251-001, 26-22-202-002, 26-22-226-003, 26-22-226-002 and 26-22-477-001

WHEN RECORDED, RETURN TO:

Snell & Wilmer L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, Utah 84101

13893834 B: 11307 P: 4497 Total Pages: 6
02/17/2022 03:54 PM By: ndarmiento Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
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.: 26-22-152-001; 26-22-256-001;
26-22-326-001; 26-22-177-001;
26-22-255-001; 26-22-176-001

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 3 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.

WITNESS the hand of said Grantor this 17th day of February, 2022.

GRANTOR:

VP DAYBREAK INVESTCO 3 LLC, a Utah limited liability company

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



Courtney Palmer, Authorized Representative

[Acknowledgement Follows]

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

The foregoing Special Warranty Deed was acknowledged before me this 17th day of February, 2022 by Courtney Palmer, as Authorized Representative of **MRE INVESTMENT MANAGEMENT, L.L.C.**, a Utah limited liability company, the Manager of **VP DAYBREAK INVESTCO 3 LLC**, a Utah limited liability company.

Rebecca S. Aulai
Notary Public
Residing at: South Jordan, UT



EXHIBIT A
Legal Description of the Property

Parcel 1: (TPN 17 - Parcel HHH - 26-22-152-001)

Beginning at the Southernmost Corner of Lot V5 of the Kennecott Master Subdivision Amended #1, said point lies South 89°56'03" East 1323.407 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 2450.606 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 (3) courses: 1) North 00°02'03" East 192.379 feet; 2) North 89°47'52" West 1320.211 feet; 3) North 00°03'55" East 210.847 feet; thence East 54.517 feet to a point on a 527.000 foot radius tangent curve to the left, (radius bears North, Chord: North 87°25'30" East 47.353 feet); thence along the arc of said curve 47.369 feet through a central angle of 05°09'00"; thence North 84°51'00" East 522.298 feet; thence South 88°29'34" East 314.328 feet; thence South 89°46'08" East 172.189 feet; thence South 52°43'34" East 504.350 feet to the Southeasterly Line of said Lot V5; thence along said Southeasterly Line South 53°07'08" West 237.419 feet to the point of beginning.

Parcel 2: (TPN 20 - Parcel GG - 26-22-256-001)

Beginning at a point that lies South 89°56'03" East 3507.873 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 2509.642 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 55°43'37" West 493.793 feet; thence North 21°52'37" East 17.807 feet to a point on a 470.000 foot radius tangent curve to the right, (radius bears South 68°07'23" East, Chord: North 25°56'18" East 66.579 feet); thence along the arc of said curve 66.635 feet through a central angle of 08°07'23"; thence North 30°00'00" East 332.613 feet; thence North 24°35'09" East 116.811 feet to a point on a 1569.000 foot radius non tangent curve to the left, (radius bears North 10°13'57" East, Chord: South 84°53'01" East 279.838 feet); thence along the arc of said curve 280.210 feet through a central angle of 10°13'57"; thence East 222.261 feet; thence South 04°31'38" West 189.916 feet; thence South 30°00'00" West 394.990 feet; thence South 34°16'23" West 232.818 feet to the point of beginning.

Parcel 3: (TPN - 16a - Parcel RR - 26-22-326-003)

Beginning at a point on the Northerly Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 2113.602 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3044.399 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 Z101 North 53°07'08" East 234.828 feet; thence South 60°00'00" East 340.822 feet; thence South 25°43'37" West 5.014 feet; thence South 60°00'00" East 497.569 feet; thence South 21°52'37" West 709.421 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 68°07'23" East, Chord: South

14°59'23" West 55.159 feet); thence along the arc of said curve 55.292 feet through a central angle of 13°46'26" to a point of reverse curvature with a 170.000 foot radius non tangent curve to the right, (radius bears North 04°53'20" East, Chord: North 76°58'01" West 48.166 feet); thence along the arc of said curve 48.329 feet through a central angle of 16°17'18"; thence North 68°49'22" West 779.106 feet to a point on a 467.000 foot radius tangent curve to the right, (radius bears North 21°10'38" East, Chord: North 64°12'21" West 75.181 feet); thence along the arc of said curve 75.263 feet through a central angle of 09°14'02"; thence South 30°24'40" West 17.500 feet to a point on a 484.500 foot radius non tangent curve to the right, (radius bears North 30°24'40" East, Chord: North 54°48'21" West 80.800 feet); thence along the arc of said curve 80.894 feet through a central angle of 09°33'59" to a point of compound curvature with a 25.000 foot radius tangent curve to the right, (radius bears North 39°58'39" East, Chord: North 20°18'08" West 24.788 feet); thence along the arc of said curve 25.936 feet through a central angle of 59°26'26" to a point of compound curvature with a 977.500 foot radius tangent curve to the right, (radius bears South 80°34'55" East, Chord: North 11°28'08" East 69.969 feet); thence along the arc of said curve 69.984 feet through a central angle of 04°06'07"; thence North 08°42'58" East 38.709 feet to a point on a 981.500 foot radius non tangent curve to the right, (radius bears South 74°13'39" East, Chord: North 22°53'10" East 243.099 feet); thence along the arc of said curve 243.725 feet through a central angle of 14°13'39"; thence North 30°00'00" East 52.362 feet; thence South 60°00'00" East 11.500 feet; thence North 30°00'00" East 282.031 feet to the point of beginning.

LESS AND EXCEPTING from Parcel 3 any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded September 1, 2021 as Entry No. 13761270 in Book 11232 at Page 2001 in the Salt Lake County Recorder's office, to-wit:

Beginning at a point on the Southwesterly Line of the Less & Except Parcel RR as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point also being a point on a 484.500 foot radius non tangent curve to the right, (radius bears North 37°26'52" East, Chord: North 51°17'15" West 21.388 feet), said point lies South 89°56'37" East 1847.416 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2392.529 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less & Except Parcel RR the following (5) courses: 1) along the arc of said curve 21.390 feet through a central angle of 02°31'46" to a point of compound curvature with a 25.000 foot radius tangent curve to the right, (radius bears North 39°58'39" East, Chord: North 20°18'08" West 24.788 feet); 2) along the arc of said curve 25.936 feet through a central angle of 59°26'26" to a point of compound curvature with a 977.500 foot radius tangent curve to the right, (radius bears South 80°34'55" East, Chord: North 11°28'08" East 69.969 feet); 3) along the arc of said curve 69.984 feet through a central angle of 04°06'07"; 4) North 08°42'58" East 38.709 feet to a point on a 981.500 foot radius non tangent curve to the right, (radius bears South 74°13'39" East, Chord: North 20°38'37" East 166.694 feet); 5) along the arc of said curve 166.895 feet through a central angle of 09°44'33" to a point of compound curvature with a 5.500 foot radius non tangent curve to the right, (radius bears South 85°12'07" West, Chord: South 09°08'52" West 2.651 feet); thence along the arc of said curve 2.677 feet through a central angle of 27°53'29" to a point of

reverse curvature with a 481.500 foot radius tangent curve to the left, (radius bears South 66°54'24" East, Chord: South 15°23'01" West 129.188 feet); thence along the arc of said curve 129.578 feet through a central angle of 15°25'09" to a point of reverse curvature with a 518.500 foot radius tangent curve to the right, (radius bears North 82°19'33" West, Chord: South 09°59'51" West 42.039 feet); thence along the arc of said curve 42.051 feet through a central angle of 04°38'48" to a point of compound curvature with a 5.500 foot radius tangent curve to the right, (radius bears North 77°40'45" West, Chord: South 35°30'24" West 4.331 feet); thence along the arc of said curve 4.451 feet through a central angle of 46°22'17"; thence South 58°41'32" West 4.142 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 31°18'28" East, Chord: South 36°03'58" West 3.462 feet); thence along the arc of said curve 3.554 feet through a central angle of 45°15'08" to a point of reverse curvature with a 512.500 foot radius tangent curve to the right, (radius bears North 76°33'36" West, Chord: South 13°51'20" West 7.437 feet); thence along the arc of said curve 7.437 feet through a central angle of 00°49'53" to a point of reverse curvature with a 967.500 foot radius tangent curve to the left, (radius bears South 75°43'43" East, Chord: South 11°56'00" West 78.937 feet); thence along the arc of said curve 78.959 feet through a central angle of 04°40'33" to a point of compound curvature with a 39.500 foot radius tangent curve to the left, (radius bears South 80°24'16" East, Chord: South 21°28'42" East 40.775 feet); thence along the arc of said curve 42.845 feet through a central angle of 62°08'51" to the point of beginning

Parcel 4: (TPN 16b - Parcel SS - 26-22-177-001)

Beginning at a point on the Northerly Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 2301.438 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3185.548 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 Z101 South 53°07'08" West 234.828 feet; thence North 30°00'00" East 215.969 feet; thence South 60°00'00" East 92.204 feet to the point of beginning.

Parcel 5: (TPN 19a - Parcel TT - 26-22-255-001)

Beginning at a point on the Northerly Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 2344.924 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3218.226 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 Z101 North 53°07'08" East 492.699 feet to a point on a 1565.000 foot radius non tangent curve to the left, (radius bears North 34°40'01" East, Chord: South 57°38'07" East 125.738 feet); thence along the arc of said curve 125.772 feet through a central angle of 04°36'17"; thence South 30°03'44" West 4.000 feet to a point on a 1569.000 foot radius non tangent curve to the left, (radius bears North 30°03'44" East, Chord: South 68°27'57" East 465.356 feet); thence along the arc of said curve 467.079 feet through a central angle of 17°03'23"; thence South 24°35'09" West 140.534 feet; thence South 22°52'30" West 79.203 feet; thence South 30°00'00" West 206.459 feet to a point on a 530.000

foot radius tangent curve to the left, (radius bears South 60°00'00" East, Chord: South 25°56'18" West 75.078 feet); thence along the arc of said curve 75.141 feet through a central angle of 08°07'23"; thence South 21°52'37" West 7.684 feet; thence North 60°00'00" West 489.772 feet; thence South 30°00'00" West 5.000 feet; thence North 60°00'00" West 319.081 feet to the point of beginning.

Parcel 6: (TPN 19b - Parcel UU - 26-22-176-001)

Beginning at a point on the Northerly Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 2739.027 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3514.375 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 Z101 South 53°07'08" West 492.699 feet; thence North 60°00'00" West 113.550 feet; thence North 30°00'00" East 262.000 feet; thence North 60°00'00" West 17.500 feet; thence North 30°00'00" East 42.227 feet; thence North 52°59'18" East 51.211 feet; thence North 30°00'00" East 135.006 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 60°00'00" East, Chord: North 57°47'32" East 26.111 feet); thence along the arc of said curve 27.164 feet through a central angle of 55°35'05"; thence South 50°00'00" East 152.212 feet to a point on a 1553.500 foot radius tangent curve to the left, (radius bears North 40°00'00" East, Chord: South 51°57'04" East 105.783 feet); thence along the arc of said curve 105.804 feet through a central angle of 03°54'08"; thence South 36°05'52" West 11.500 feet to a point on a 1565.000 foot radius non tangent curve to the left, (radius bears North 36°05'52" East, Chord: South 54°37'04" East 39.082 feet); thence along the arc of said curve 39.083 feet through a central angle of 01°25'51" to the point of beginning.