

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

14362594 B: 11558 P: 9822 Total Pages: 3  
03/26/2025 11:43 AM 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



File No.: 181629-TOF

## **SPECIAL WARRANTY DEED**

**\*\*This instrument is executed to consolidate county tax records.\*\***

**VP Daybreak Devco LLC, a Delaware limited liability company and VP Daybreak Devco 2, Inc., a Utah corporation, as their interests may appear,**

**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 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:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 26-22-152-006 and 26-22-152-007 (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 3/24/25

VP DAYBREAK DEVCO LLC,  
a Delaware limited liability company

By: LHMRE, LLC,  
a Utah limited liability company  
Its: Authorized Manager

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

VP DAYBREAK DEVCO 2, INC.,  
a Utah corporation

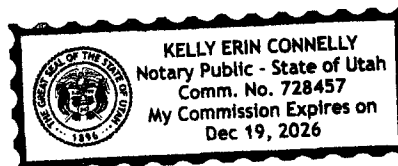
By: [Signature]  
Name: Eric Carlson  
Its: Vice President

STATE OF UTAH

COUNTY OF SALT LAKE

On this March 24, 2025, 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  
Devco LLC, a Delaware limited liability company.

[Signature]  
Notary Public

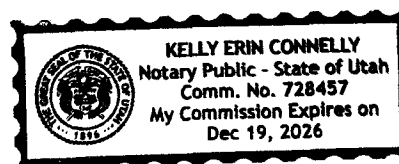


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COUNTY OF SALT LAKE

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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  
Devco 2, Inc., a Utah corporation.

[Signature]  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**Lot 151, DAYBREAK VILLAGE 12B PLAT 1, Amending Lot Z101 of the VP DAYBREAK OPERATIONS-INVESTMENTS Plat 1 and 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 December, 4 2024 as Entry No. 14320927 in Book 2024P at Page 257.**

**Tax ID: 26-22-152-006 and 26-22-152-007**

14362595 B: 11558 P: 9825 Total Pages: 3  
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**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:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 26-22-161-003 and 26-22-161-006 (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 3/24/25

VP DAYBREAK DEVCO LLC,  
a Delaware limited liability company

By: LHMRE, LLC,  
a Utah limited liability company  
Its: Authorized Manager

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

VP DAYBREAK DEVCO 2, INC.,  
a Utah corporation

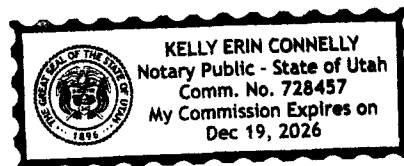
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Devco LLC, a Delaware limited liability company.

[Signature]  
Notary Public

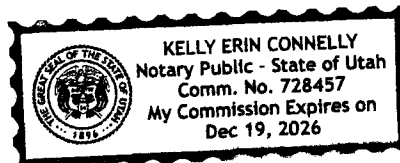


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Devco 2, Inc., a Utah corporation.

[Signature]  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**Lot 152, DAYBREAK VILLAGE 12B PLAT 1, Amending Lot Z101 of the VP DAYBREAK OPERATIONS-INVESTMENTS Plat 1 and 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 December, 4 2024 as Entry No. 14320927 in Book 2024P at Page 257.**

**Tax ID: 26-22-161-003 and 26-22-161-006**

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**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.:** 26-22-161-002 and 26-22-161-005 (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 3/24/25.

VP DAYBREAK DEVCO LLC,  
a Delaware limited liability company

By: LHMRE, LLC,  
a Utah limited liability company  
Its: Authorized Manager

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

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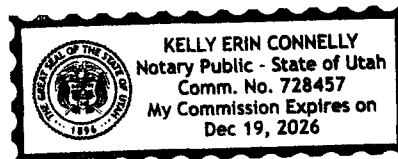
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[Signature]  
Notary Public

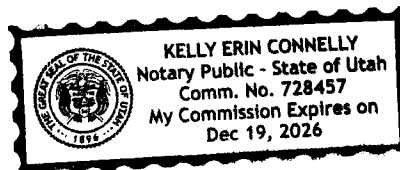


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Notary Public





**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**Lot 153, DAYBREAK VILLAGE 12B PLAT 1, Amending Lot Z101 of the VP DAYBREAK OPERATIONS-INVESTMENTS Plat 1 and 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 December, 4 2024 as Entry No. 14320927 in Book 2024P at Page 257.**

**Tax ID: 26-22-161-002 and 26-22-161-005**