

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

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 120 SALT LAKE CITY, UT 84121

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.

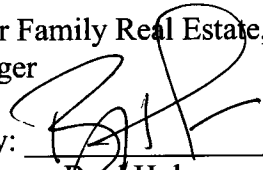
WITNESS the hand of said Grantor this 28th day of December, 2023.

GRANTOR:

VP DAYBREAK INVESTCO 4 LLC,
a Utah limited liability company

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

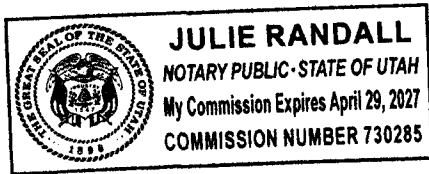
By: Miller Family Real Estate, L.L.C.
Its: Manager

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

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

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 120 SALT LAKE CITY, UT 84121

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.

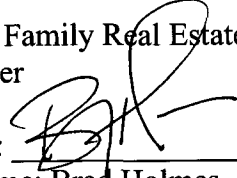
WITNESS the hand of said Grantor this 28th day of December, 2023.

GRANTOR:

VP DAYBREAK INVESTCO 5 LLC,
a Utah limited liability company

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

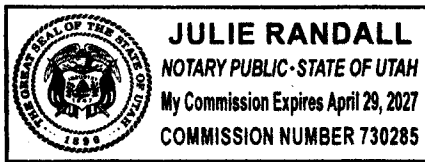
By: Miller Family Real Estate, L.L.C.
Its: Manager

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

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

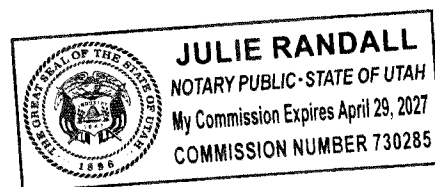
By: **MILLER FAMILY REAL ESTATE,
L.L.C.**, a Utah limited liability company
Its: Operating Manager

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