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WHEN RECORDED MAIL TO:
VP Daybreak Investco 4 LLC, a Utah limited liability company
11248 Kestrel Rise Road, Suite 201
South Jordan, UT 84095

13152966
12/20/2019 2:27:00 PM \$40.00
Book - 10875 Pg - 7819-7822
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 4 P.

File Number: 1828175HM-4
Tax ID: 26-22-476-001 and 26-22-252-001

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

VP Daybreak Investco 4 LLC, a Utah limited liability company, GRANTEE

the following tract of land in , County, State of UTAH, to-wit

See Attached Legal Description

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: December 17, 2019

GRANTOR:

VP DAYBREAK INVESTMENTS LLC,
a Delaware limited liability company

By: DAYBREAK COMMUNITIES LLC,
a Delaware limited liability company
Its: Project Manager

By: Ty McCutcheon
Name: Ty McCutcheon
Title: President & CEO

ACKNOWLEDGMENT

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

On December 17, 2019, personally appeared before me, a Notary Public, Ty McCutcheon, the President & CEO of DAYBREAK COMMUNITIES LLC, a Delaware limited liability company, the Project Manager of VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company.

WITNESS my hand and official Seal.



Notary Public in and for said State

My commission expires: June 13, 2021

[SEAL]

EXHIBIT A

Parcel 1: (TPN 6 - Parcel S - 26-22-476-001)

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, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) 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 feet 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 feet perpendicularly distant Westerly line; thence along said perpendicularly distant line South 20.711 feet to the point of beginning.

Parcel 2: (TPN 23 - Parcel EE - 26-22-252-001)

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, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) 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.