



WHEN RECORDED MAIL TO:  
VP Daybreak Investco 7 LLC, a Utah limited liability company  
11248 Kestrel Rise Road, Suite 201  
South Jordan, UT 84009

File Number: 1828175HM-7  
TAX ID: 26-22-201-001, 26-15-300-012,  
26-15-451-001

13152969  
12/20/2019 2:27:00 PM \$40.00  
Book - 10875 Pg - 7831-7834  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 4 P.

### 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 7 LLC, a Utah limited liability company,** GRANTEE

the following tract of land in Salt Lake, 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

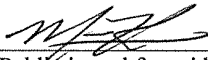
ACKNOWLEDGMENT

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 27 - Parcel AAA - 26-22-201-001)**

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, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) 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: (TPN 30 - 26-15-300-012 - portion)**

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 in Book 2003P at Page 303, in the Office of the Salt Lake County Recorder.

LESS AND EXCEPTING therefrom all of DAYBREAK VILLAGE 14 PLAT 1 Amending Lots T7 & V5 of The Kennecott Master Subdivisions #1 Subdivision, 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: (TPN 26a - Parcel BBB - 26-15-451-001)**

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, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) 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 all of DAYBREAK VILLAGE 14 PLAT 1 Amending Lots T7 & V5 of The Kennecott Master Subdivisions #1 Subdivision, 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 4: (TPN 30 - 26-15-300-012 - portion)**

Lots C-101, C-102, and C-103 of DAYBREAK VILLAGE 14 PLAT 1 Amending Lots T7 & V5 of The Kennecott Master Subdivisions #1 Subdivision, 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.