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12/20/2019 3:02:00 PM \$40.00
Book - 10875 Pg - 8927-8930
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED MAIL TO:
VP Daybreak Investco 9 LLC, a Utah limited liability company
11248 Kestrel Rise Road, Suite 201
South Jordan, UT 84009

File Number: 1828175HM-9
TAX ID: 26-14-326-003, 26-14-177-001, 26-14-176-010
26-14-326-002 and 27-19-153-005

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company, as to GRANTOR
Parcel 1, 2, and 3

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 9 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: 
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 32a - Parcel I - 26-14-326-003)

Beginning at an Easterly Corner of Lot Z105 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 6197.136 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 6601.302 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 Z105 North 00°01'49" West 849.253 feet to a point on a 737.500 foot radius non tangent curve to the right, (radius bears South 34°02'42" East, Chord: North 56°15'09" East 7.659 feet); thence along the arc of said curve 7.659 feet through a central angle of 00°35'42" to a point on the Northerly Line of Lot T5 of the Kennecott Master Subdivision Amended #1; thence along said Lot T5 North 63°32'01" East 181.098 feet; thence North 69°15'57" East 60.072 feet to a point on a 762.500 foot radius tangent curve to the left, (radius bears North 20°44'03" West, Chord: North 61°47'55" East 198.188 feet); thence along the arc of said curve 198.750 feet through a central angle of 14°56'04" to a point on said Northerly Line; thence along said Lot T5 the following (4) courses: 1) North 63°32'01" East 1849.464 feet; 2) South 00°02'49" West 455.422 feet to a point on a 6295.000 foot radius tangent curve to the left, (radius bears South 89°57'11" East, Chord: South 06°29'17" East 1432.830 feet); 3) along the arc of said curve 1435.942 feet through a central angle of 13°04'11"; 4) North 89°51'12" West 2216.051 feet to the point of beginning.

Parcel 2: (TPN 32d - Parcel L - 26-14-326-002)

Beginning at a point on the Southerly Line of Lot OS1 of the Kennecott Master Subdivision Amended #1, said point also being on the Quarter Section Line of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point lies South 89°56'03" East 7135.169 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 7919.940 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Southerly Line South 63°32'01" West 602.272 feet to a point on a 762.500 foot radius non tangent curve to the left, (radius bears North 35°40'07" West, Chord: North 45°50'32" East 225.120 feet); thence along the arc of said curve 225.946 feet through a central angle of 16°58'41"; thence North 37°21'12" East 109.649 feet to a point on a 737.500 foot radius tangent curve to the right, (radius bears South 52°38'48" East, Chord: North 38°38'50" East 33.307 feet); thence along the arc of said curve 33.310 feet through a central angle of 02°35'16" to a point on said Quarter Section Line; thence along said Quarter Section Line South 89°41'15" East 290.320 feet to the point of beginning.

Parcel 3: (TPN KK - 27-19-153-005)

Lot C-202, KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II, according to the official plat recorded April 25, 2008 as Entry No. 10410248 in Book 2008 of Plats at Page 100, in the Salt Lake County Recorder's Office.

EXHIBIT "A"

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