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RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED MAIL TO:
VP Daybreak Investco 12 LLC, a Utah limited liability company
11248 Kestrel Rise Road, Suite 201
South Jordan, UT 84009

File Number: 1828175HM-12
Tax ID: 26-14-302-001, 26-14-301-001, 26-14-176-009,
26-15-276-006 and 26-15-276-005

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 12 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

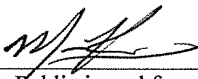
ACKNOWLEDGMENT

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 31 - Parcel M - 26-14-302-001)

Beginning at a point on the Southerly Line of Lot OS1 of the Kennecott Master Subdivision Amended #1, said point lies South 89°56'03" East 6365.175 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 7535.713 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 181.098 feet to a point on a 737.500 foot radius non tangent curve to the right, (radius bears South 33°27'00" East, Chord: North 62°54'28" East 163.341 feet); thence along the arc of said curve 163.677 feet through a central angle of 12°42'57"; thence North 69°15'57" East 17.855 feet to the point of beginning.

Parcel 2: (TPN 31 - Parcel N - 26-14-301-001)

Beginning at a Southwesterly Corner of Lot OS1 of the Kennecott Master Subdivision Amended #1, said point lies South 89°56'03" East 4624.729 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 6821.002 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 OS1 and an Easterly Line of the Kennecott Daybreak Bingham Creek subdivision North 00°04'27" West 1530.859 feet to the Northeast corner of Lot P-131 of said Kennecott Daybreak Bingham Creek; thence along the extension of the Northerly Line of said Lot P-131 South 71°47'05" East 520.385 feet; thence North 89°57'35" East 168.018 feet to the East Line of the Northeast Quarter of Section 15, T3S, R2W; thence along said East Line North 00°02'25" West 324.973 feet; thence South 75°51'05" East 459.247 feet; thence South 78°57'17" East 85.000 feet to a point on a 782.500 foot radius non tangent curve to the right, (radius bears South 78°57'17" East, Chord: North 26°43'44" East 423.059 feet); thence along the arc of said curve 428.389 feet through a central angle of 31°22'02" to a point of reverse curvature with a 867.500 foot radius tangent curve to the left, (radius bears North 47°35'15" West, Chord: North 30°36'33" East 354.898 feet); thence along the arc of said curve 357.421 feet through a central angle of 23°36'24" to the Northerly Line of said Lot OS1; thence along said Northerly Line North 89°07'05" East 99.010 feet to a Westerly Line of said Kennecott Daybreak Bingham Creek; thence along said Kennecott Daybreak Bingham Creek the following (4) courses: 1) South 29°24'49" West 956.988 feet; 2) South 710.904 feet; 3) East 252.711 feet to a point on a 5658.038 foot radius non tangent curve to the right, (radius bears South 38°21'56" East, Chord: North 55°07'24" East 688.634 feet); 4) along the arc of said curve 689.060 feet through a central angle of 06°58'40" to a point on the Quarter Section Line of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence along said Quarter Section Line South 89°41'15" East 156.928 feet; thence South 37°21'12" West 108.797 feet to a point on a 718.000 foot radius tangent curve to the right, (radius bears North 52°38'48" West, Chord: South 53°18'35" West 394.761 feet); thence along the arc of said curve 399.911 feet through a central angle of 31°54'45"; thence South 69°15'57" West 77.927 feet to a point on a 782.000 foot radius tangent curve to the left, (radius bears South 20°44'03" East, Chord: South 61°56'57" West 199.178 feet); thence along the arc of said curve 199.720 feet through a central angle of 14°37'59"; thence South 54°37'58" West 262.108 feet to the Southerly Line of said Lot OS1; thence along said Lot OS1 the following (3) courses: 1) South 63°32'01" West 892.423 feet to a point on a 1000.000 foot radius tangent curve to the right, (radius bears North 26°27'59" West, Chord: South 76°43'46" West 456.569 feet); 2) along the arc of said curve 460.630 feet through a central angle of 26°23'32"; 3) South 89°55'32" West 75.203 feet to the point of beginning.

Parcel 3: (TPN NN - 26-14-176-009)

Lot P-102, DAYBREAK COMMERCE PARK PLAT 5 SUBDIVISION, Amending Lots B2, OS1, and The DRGRR Parcel Kennecott Master Subdivision #1 Amended, according to the official plat thereof recorded on November 16, 2018 as Entry No. 12887764 in Book 2018P of Plats at Page 395 in the office of the Recorder, Salt Lake County, Utah.

Parcel 4: (TPN OO - 26-15-276-006)

A portion of Lot OS1, 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, being more particularly described as follows:

A parcel of land located in the Northeast quarter of Section 15, Township 3 South, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Commencing at the Northeast corner of said Section 15 (basis of bearing South 00°02'25" East - 2650.848 feet between the Northeast corner and the East quarter corner of said Section 15) and running South 00°02'25" East along the East line of said Section 15 for a distance of 1490.882 feet to a point on the southerly right-of-way of the former Denver & Rio Grande Railroad (DRGRR) said point also being the point of beginning; thence continuing South 00°02'25" East along the east line of said Section 15 for a distance of 897.801 feet; thence South 89°57'35" West for 168.008 feet; thence North 71°47'05" West for 1305.398 feet; thence North 43°52'57" West for 323.001 feet to a point on said southerly right-of-way of the Former Denver & Rio Grande Railroad (DRGRR); thence along said southerly right-of-way of the former Denver & Rio Grande Railroad (DRGRR) the following two (2) calls: 1.) North 89°07'05" East for a distance of 225.840 feet; 2.) Thence with a curve to the left having a radius of 4397.183 feet, with a central angle of 18°41'30" (chord bearing and distance of North 79°46'20" East - 1428.144 feet) for an arc length of 1434.497 feet to the point of beginning.

LESS AND EXCEPTING therefrom all of DAYBREAK COMMERCE PARK PLAT 5 SUBDIVISION, Amending Lots B2, OS1, and The DRGRR Parcel Kennecott Master Subdivision #1 Amended, according to the official plat thereof recorded on November 16, 2018 as Entry No. 12887764 in Book 2018P of Plats at Page 395 in the office of the Recorder, Salt Lake County, Utah.

Parcel 5: (TPN PP - 26-15-276-005)

A parcel of land located in the North half of Section 15 and the Northwest quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Commencing at the Northeast corner of said Section 15 (basis of bearing South 00°02'25" East - 2650.848 feet between the Northeast corner and the East quarter corner of said Section 15) and running South 00°02'25" East along the East line of said Section 15 for a distance of 220.433 feet; thence North 89°57'35" East perpendicular to said section line for a distance of 1809.333 feet to a point on the Northerly right-of-way line of the former Denver & Rio Grande Railroad (DRGRR) parcel shown on the Kennecott Master Subdivision #1 recorded in Book 2002P at Page 273 in the office of the Salt Lake County recorder said point also being the point of beginning; thence South 00°04'17" West for 238.901 feet to a point on the Southerly right-of-way line of said former Denver & Rio Grande Railroad (DRGRR) parcel; thence along the boundary of said former Denver & Rio Grande Railroad (DRGRR) parcel the following ten (10) calls: 1.) South 56°54'49" West for 1051.300 feet; 2.) Thence with a curve to the right having a radius of 4397.183 feet with a central angle of 32°12'16" (chord bearing and distance of South 73°00'57" West - 2439.140 feet) for an arc length of 2471.547 feet; 3.) Thence South 89°07'05" West for 1572.971 feet; 4.) Thence North 78°14'53" West for 407.402 feet; 5.) Thence South 89°55'33" West for 1661.830 feet; 6.) Thence North

89°07'34" East for 1067.497 feet; 7.) Thence North 00°12'08" West for 87.624 feet; 8.) Thence North 89°07'05" East for 2563.638 feet; 9.) Thence with a curve to the left having a radius of 4197.183 feet with a central angle of 32°12'16" (chord bearing and distance of North 73°00'57" East - 2328.199 feet) for a arc length of 2359.132 feet; 10.) Thence North 56°54'49" East for 1181.966 feet to the point of beginning.

LESS AND EXCEPTING any portion of KENNECOTT DAYBREAK BINGHAM CREEK amending portions of Lots B1, B2, OS1, OS2, WTC1 and V3 of the Kennecott Master Subdivision #1 Amended, according to the official plat recorded December 30, 2009 as Entry No. 10869681 in Book 2009P at Page 193 thereof on file and of record in the Salt Lake County Recorder's Office.

ALSO LESS AND EXCEPTING any portion of KENNECOTT DAYBREAK CRIMSON VIEW DRIVE AND PROSPERITY ROAD DEDICATION PLAT, according to the official plat recorded September 17, 2010 as Entry No. 11033843 in Book 2010P at Page 151 thereof on file and of record in the Salt Lake County Recorder's Office.

ALSO LESS AND EXCEPTING any portion of KENNECOTT DAYBREAK COMMERCE PARK PLAT 3 amending Lots B1 and B2 of the Kennecott Master Subdivision #1 Amended, according to the official plat recorded January 09, 2015 as Entry No. 11973866 in Book 2015P at Page 5 thereof on file and of record in the Salt Lake County Recorder's Office.

ALSO LESS AND EXCEPTING any portion of KENNECOTT DAYBREAK COMMERCE PARK PLAT 4 amending Parcel A of the Lots B1 and B2 of the Kennecott Daybreak Commerce Park Plat 2 and Lot B1 and DRGRR Parcel of the Kennecott Master Subdivision #1 Amended, according to the official plat recorded December 23, 2016 as Entry No. 12440459 in Book 2016P at Page 340 thereof on file and of record in the Salt Lake County Recorder's Office.

ALSO LESS AND EXCEPTING therefrom all of DAYBREAK COMMERCE PARK PLAT 5 SUBDIVISION, Amending Lots B2, OS1, and The DRGRR Parcel Kennecott Master Subdivision #1 Amended, according to the official plat thereof recorded on November 16, 2018 as Entry No. 12887764 in Book 2018P of Plats at Page 395 in the office of the Recorder, Salt Lake County, Utah.