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2/28/2013 4:59:00 PM \$19.00
Book - 10113 Pg - 436-439
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY:
HOLMES HOMES, INC.

**AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

126 W. Sego Lily Drive, Suite 250
Sandy, Utah 84070

SPECIAL WARRANTY DEED

DAYBREAK DEVELOPMENT COMPANY, FORMERLY KNOWN AS KENNECOTT LAND RESIDENTIAL, a Delaware corporation, with its principal office at 4700 Daybreak Parkway, South Jordan, County of Salt Lake, State of Utah ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY** and **WARRANT** against the acts of Grantor only to HOLMES HOMES, INC., a Utah corporation ("**Grantee**"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with (i) all improvements, if any, located thereon, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

Grantor hereby retains and reserves (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that Grantor shall not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, and (ii) all water flowing or located under, within, or over, and all water rights or water shares in any way connected or associated with or appurtenant to, the Land.

Grantor and Grantee agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002 from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the "Well Prohibition Covenant" [which prohibits drilling of water wells on the land] and the "Subsequent Transfer Covenant" [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

[SIGNATURES ON NEXT PAGE]

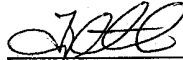
FIRST AMERICAN TITLE
CV# 051-553015

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

DATED: February 28, 2013

GRANTOR:

**DAYBREAK DEVELOPMENT COMPANY,
formerly known as KENNECOTT LAND
RESIDENTIAL DEVELOPMENT COMPANY**
a Delaware corporation

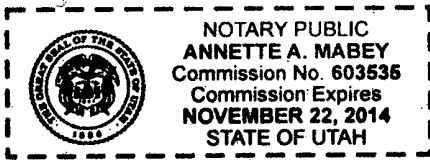
By: 
Name: Ty McCutcheon
Its: Vice President *Daybreak*

ACKNOWLEDGMENT

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

On February 26, 2013, personally appeared before me, a Notary Public, Ty McCutcheon, the Vice President of **DAYBREAK DEVELOPMENT COMPANY, FORMERLY KNOWN AS KENNECOTT LAND RESIDENTIAL** personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he/she executed the above instrument on behalf of **DAYBREAK DEVELOPMENT COMPANY, FORMERLY KNOWN AS KENNECOTT LAND RESIDENTIAL**.

WITNESS my hand and official Seal.



Annette A. Mabe
Notary Public in and for said State

My commission expires: 11/22/2014

[SEAL]

EXHIBIT A TO DEED

Legal Description

LOTS DESIGNATED AS ROW's:

LOTS 509, 510, 511 AND 512, KENNECOTT DAYBREAK PLAT 9F SUBDIVISION
AMENDING LOTS 509-526 OF KENNECOTT DAYBREAK PLAT 9A SUBDIVISION AND
AMENDING LOTS 447-454, 478-488 OF KENNECOTT DAYBREAK PLAT 9
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF
RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Tax Parcel Nos. 27-18-108-128-0000; 27-18-108-127-0000; 27-18-108-126-0000; 27-18-108-
125-0000