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RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 4 P.

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

Ivory Development, LLC
978 E. Woodoak Lane,
Salt Lake City, Utah 84117
Attn: Chris Gamvroulas

APN(s): 27-19-107-001 thru 27-19-107-012, 27-19-107-015 thru 27-19-107-039, 27-19-108-001
thru 27-19-108-012, 27-19-108-018, 27-19-109-001 thru 27-19-109-003

SPECIAL WARRANTY DEED

VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, with its principal office at 11248 Kestrel Rise Road, Suite 201, South Jordan, Utah 84009, 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 **IVORY DEVELOPMENT, LLC**, a Utah limited liability company (“**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.

[Ivory Harbor Parcel – Phase 2 – Operations Parcel A-4 SWD – Grantor’s Signature Page]

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

DATED: December 11, 2019

GRANTOR:

VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company,

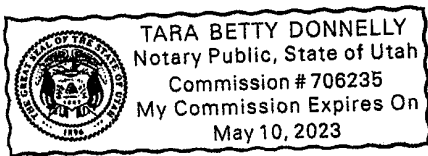
By: Daybreak Communities LLC, a Delaware limited liability company
Its: Project Manager

By: [Signature]
Name: Ty McCutcheon
Its: President & CEO

ACKNOWLEDGMENT

STATE OF Utah)
) :ss.
COUNTY OF Salt Lake)

On December 11, 2019, personally appeared before me, a Notary Public, Ty McCutcheon, the President & CEO of VP DAYBREAK OPERATIONS 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 OPERATIONS LLC, a Delaware limited liability company.



[SEAL]

WITNESS my hand and official Seal.

Tara Betty Donnelly
Notary Public in and for said State
My commission expires: 5/10/2023

Exhibit A to Deed

Legal Description

LEGAL DESCRIPTION

A portion of that certain subdivision entitled "DAYBREAK VILLAGE 4 HARBOR PLAT 2" recorded May 6, 2019 as Entry No. 12982043 in Book 2019P of plats at Page 152 more particularly described as:

Beginning at a point on the Southwesterly line of the Kennecott Daybreak Oquirrh Lake Plat, said point also being the Northwest Corner of Lot A-5 of said Kennecott Daybreak Oquirrh Lake Plat. Said point lies North $89^{\circ}57'12''$ East 181.773 feet along the Section Line and South 6137.556 feet from the Northwest Corner of Section 18, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Kennecott Daybreak Oquirrh Lake Plat North $36^{\circ}32'54''$ West 317.579 feet a Southwesterly Corner of Daybreak Lake Island Plat 1; thence along said Daybreak Lake Island Plat 1 the following (2) courses: 1) North $53^{\circ}27'06''$ East 46.909 feet to a point on a 575.000 foot radius tangent curve to the right, (radius bears South $36^{\circ}32'54''$ East, Chord: North $56^{\circ}13'40''$ East 55.701 feet); 2) along the arc of said curve 55.722 feet through a central angle of $05^{\circ}33'09''$ to a point on the Southerly Line of Lot O-102 of the Daybreak Village 4 Harbor Plat 2 subdivision, said point also being a point of reverse curvature with a 30.688 foot radius non tangent curve to the left, (radius bears North $23^{\circ}34'23''$ East, Chord: South $81^{\circ}23'27''$ East 15.848 feet); thence along said Southerly Line of Lot O-102 the following (10) courses: 1) along the arc of said curve 16.030 feet through a central angle of $29^{\circ}55'41''$ to a point of compound curvature with a 158.508 foot radius tangent curve to the left, (radius bears North $06^{\circ}21'18''$ West, Chord: North $75^{\circ}05'39''$ East 47.137 feet); 2) along the arc of said curve 47.312 feet through a central angle of $17^{\circ}06'07''$ to a point of reverse curvature with a 360.547 foot radius non tangent curve to the right, (radius bears South $22^{\circ}48'08''$ East, Chord: North $77^{\circ}38'55''$ East 130.802 feet); 3) along the arc of said curve 131.530 feet through a central angle of $20^{\circ}54'07''$ to a point of compound curvature with a 60.000 foot radius tangent curve to the right, (radius bears South $01^{\circ}54'02''$ East, Chord: South $79^{\circ}02'54''$ East 26.692 feet); 4) along the arc of said curve 26.917 feet through a central angle of $25^{\circ}42'15''$ to a point of reverse curvature with a 83.000 foot radius tangent curve to the left, (radius bears North $23^{\circ}48'13''$ East, Chord: South $78^{\circ}52'25''$ East 36.430 feet); 5) along the arc of said curve 36.729 feet through a central angle of $25^{\circ}21'17''$; 6) North $88^{\circ}26'57''$ East 53.356 feet to a point on a 42.000 foot radius tangent curve to the right, (radius bears South $01^{\circ}33'03''$ East, Chord: South $79^{\circ}10'21''$ East 18.007 feet); 7) along the arc of said curve 18.148 feet through a central angle of $24^{\circ}45'25''$ to a point of compound curvature with a 42.000 foot radius tangent curve to the right, (radius bears South $23^{\circ}12'22''$ West, Chord: South $60^{\circ}18'53''$ East 9.479 feet); 8) along the arc of said curve 9.499 feet through a central angle of $12^{\circ}57'30''$; 9) South $53^{\circ}50'08''$ East 8.691 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South $36^{\circ}09'52''$ West, Chord: South $18^{\circ}27'48''$ East 28.944 feet); 10) along the arc of said curve 30.868 feet through a central angle of $70^{\circ}44'41''$ to a point of reverse curvature with a 646.131 foot radius tangent curve to the left, (radius bears South $73^{\circ}05'27''$ East, Chord: South $14^{\circ}20'58''$ West 57.708 feet) to a point on the Easterly Line of said Daybreak Village 4 Harbor Plat 2 subdivision; thence along said Daybreak Village 4 Harbor Plat 2 subdivision the following (4) courses: 1) along the arc of said curve 57.727 feet through a central angle of $05^{\circ}07'08''$ to a point of compound curvature with a 296.721 foot radius non tangent curve to the left, (radius bears South $80^{\circ}41'15''$ East, Chord: South $04^{\circ}18'34''$ West 51.753 feet); 2) along the arc of said curve 51.819 feet through a central angle of $10^{\circ}00'22''$ to a point of compound curvature with a 248.482 foot radius tangent curve to the left, (radius bears North $89^{\circ}18'23''$ East, Chord: South $11^{\circ}20'54''$ East 91.884 feet); 3) along the arc of said curve 92.415 feet through a central angle of $21^{\circ}18'34''$; 4) South $36^{\circ}33'03''$ East 107.465 feet to the North Corner of Daybreak Village 4 Harbor Plat 1 subdivision; thence along said Daybreak Village 4 Harbor Plat 1 subdivision South $53^{\circ}26'57''$ West 3.957 feet to a point on the Northeast Line of said Lot A-5; thence along said Lot A-5 the

following (2) courses: 1) North 45°21'23" West 7.729 feet; 2) South 86°13'15" West 297.109 feet to the point of beginning.

Less and Excepting: any public rights-of-way as designated within the "DAYBREAK VILLAGE 4 HARBOR PLAT 2" recorded May 6, 2019 as Entry No. 12982043 in Book 2019P of plats at Page 152.