

144903-CPI  
**RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL  
DEED AND TAX STATEMENTS TO:**

13691809  
6/15/2021 1:30:00 PM \$40.00  
Book - 11191 Pg - 1473-1476  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

IVORY HOMES, LTD  
978 Woodoak Lane  
Salt Lake City, UT 84117  
Tax Id No.:

26-22-404-014, 26-22-404-013, 26-22-404-012, 26-22-404-011, 26-22-404-010, 26-22-380-005,  
26-22-380-004, 26-22-380-003, 26-22-380-002 and 26-22-380-001

**SPECIAL WARRANTY DEED**

**VP Daybreak Devco, LLC**, a Delaware limited liability company, with its principal office at 11248 Kestrel Rise Rd, 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 HOMES, LTD**, a Utah Limited Partnership (“**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]**

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

DATED: June 14, 2021 GRANTOR:

**VP DAYBREAK DEVCO LLC,**  
a Delaware limited liability company

By: Miller Family Real Estate, L.L.C.  
a Utah Limited Liability Company  
Its: Authorized Manager

By:   
Name: Brad Holmes  
Its: President

**ACKNOWLEDGMENT**

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

On June 14, 2021, personally appeared before me, a Notary Public, Brad Holmes, the President of Miller Family Real Estate, L.L.C., a Utah Limited Liability Company, the Project Manager of VP DAYBREAK DEVCO 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 DEVCO LLC, a Delaware limited liability company.



*Tara Betty Donnelly*  
NOTARY PUBLIC

[SEAL]

Exhibit A to Deed

**Legal Description**

Lots 179, 180, 181, 182, 183, 184, 185, 186, 187 and 188 of that plat map entitled "DAYBREAK VILLAGE 11A PLAT 2 SUBDIVISION AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTIMENS PLAT 1" recorded on January 8, 2021, as Entry No. 13528053, Book 2021P, Page 11 of the Official Records of Salt Lake County, Utah.