

14090411 B: 11410 P: 9918 Total Pages: 12
04/06/2023 09:46 AM By: csummers Fees: \$0.00
Rashelle Hobbs Recorder, Salt Lake County, Utah
Return To: SOUTH JORDAN
1600 W TOWNE CENTER DR SOUTH JORDAN, UT 84095

**WHEN RECORDED RETURN TO AND
SEND SUBSEQUENT TAX BILLS TO:**



VP DAYBREAK OPERATIONS LLC
9350 S. 150 E., Suite 900
Sandy, Utah 84070
Attention: John Warnick

QUITCLAIM DEED

SOUTH JORDAN CITY, a Utah municipal corporation (“**Grantor**”), hereby quitclaims, assigns, transfers, and conveys to **VP DAYBREAK OPERATIONS LLC**, a Delaware limited liability company (“**Grantee**”), for the sum of TEN AND 00/100 DOLLARS (\$10.00), all of its interest in the real property in Salt Lake County, State of Utah, as described and depicted on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

THE PROPERTY IS CONVEYED SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

[Signatures on following page]

Witness, the hand of the duly authorized Grantor, this March 28, 2023.

SOUTH JORDAN CITY,
a Utah municipal corporation

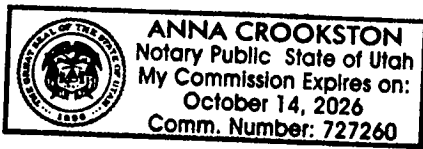
By: Gary L. Whatcott
Name: Gary L. Whatcott
Its: City Manager

ACKNOWLEDGMENT

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

On March 28, 2023, personally appeared before me, Gary L. Whatcott, the City Manager of SOUTH JORDAN CITY, a Utah municipal corporation, 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 SOUTH JORDAN CITY, a Utah municipal corporation.

WITNESS my hand and official Seal.



Anna Crookston

Notary Public in and for said State

My commission expires: Oct. 14. 2026

[SEAL]

Exhibit A

(Legal Description)

Vacation 1

Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 357.368 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5930.086 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue the following (2) courses: 1) North 36°32'54" West 353.762 feet to a point on a 1263.500 foot radius tangent curve to the right, (radius bears North 53°27'06" East, Chord: North 35°43'17" West 36.477 feet); 2) along the arc of said curve 36.478 feet through a central angle of 01°39'15" to the Southeasterly Right-of-Way Line of South Jordan Parkway; thence along an extension of said South Jordan Parkway North 53°27'06" East 21.012 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 44°12'11" West, Chord: South 40°27'05" East 5.217 feet); thence along the arc of said curve 5.225 feet through a central angle of 10°41'27" to a point of reverse curvature with a 1242.000 foot radius tangent curve to the left, (radius bears North 54°53'39" East, Chord: South 35°40'57" East 25.000 feet); thence along the arc of said curve 25.000 feet through a central angle of 01°09'12" to a point of reverse curvature with a 4.500 foot radius non tangent curve to the right, (radius bears South 53°54'22" West, Chord: South 13°48'53" East 3.412 feet); thence along the arc of said curve 3.500 feet through a central angle of 44°33'30"; thence South 08°27'52" West 6.483 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'08" East, Chord: South 14°02'31" East 4.211 feet); thence along the arc of said curve 4.321 feet through a central angle of 45°00'47"; thence South 36°32'54" East 294.536 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.

Property contains 0.136 acres, 5940 square feet.

Vacation 2

Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 689.258 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5482.790 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 528.798 feet to a point on a 28.000

foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 15.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 184.730 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 183.030 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.

Property contains 0.187 acres, 8131 square feet.

Vacation 3

Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 1069.529 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4970.290 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 602.042 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 25.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South

36°32'54" East 209.910 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 217.093 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 19.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.

Property contains 0.213 acres, 9261 square feet.

Vacation 4

Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 1412.539 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4508.008 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 547.470 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 19.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 189.098 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle

of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 193.334 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.

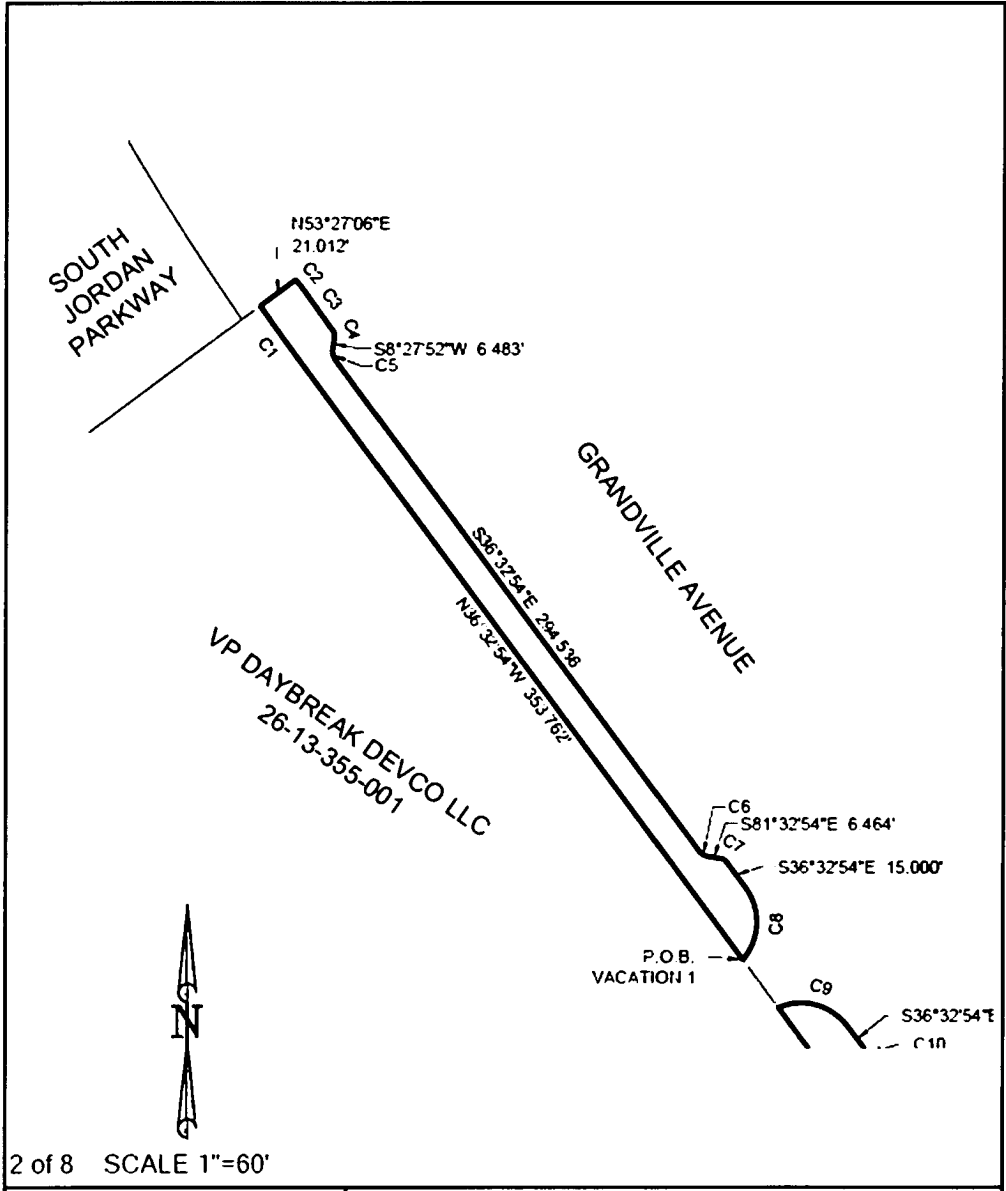
Property contains 0.193 acres, 8422 square feet.


Vacation 5

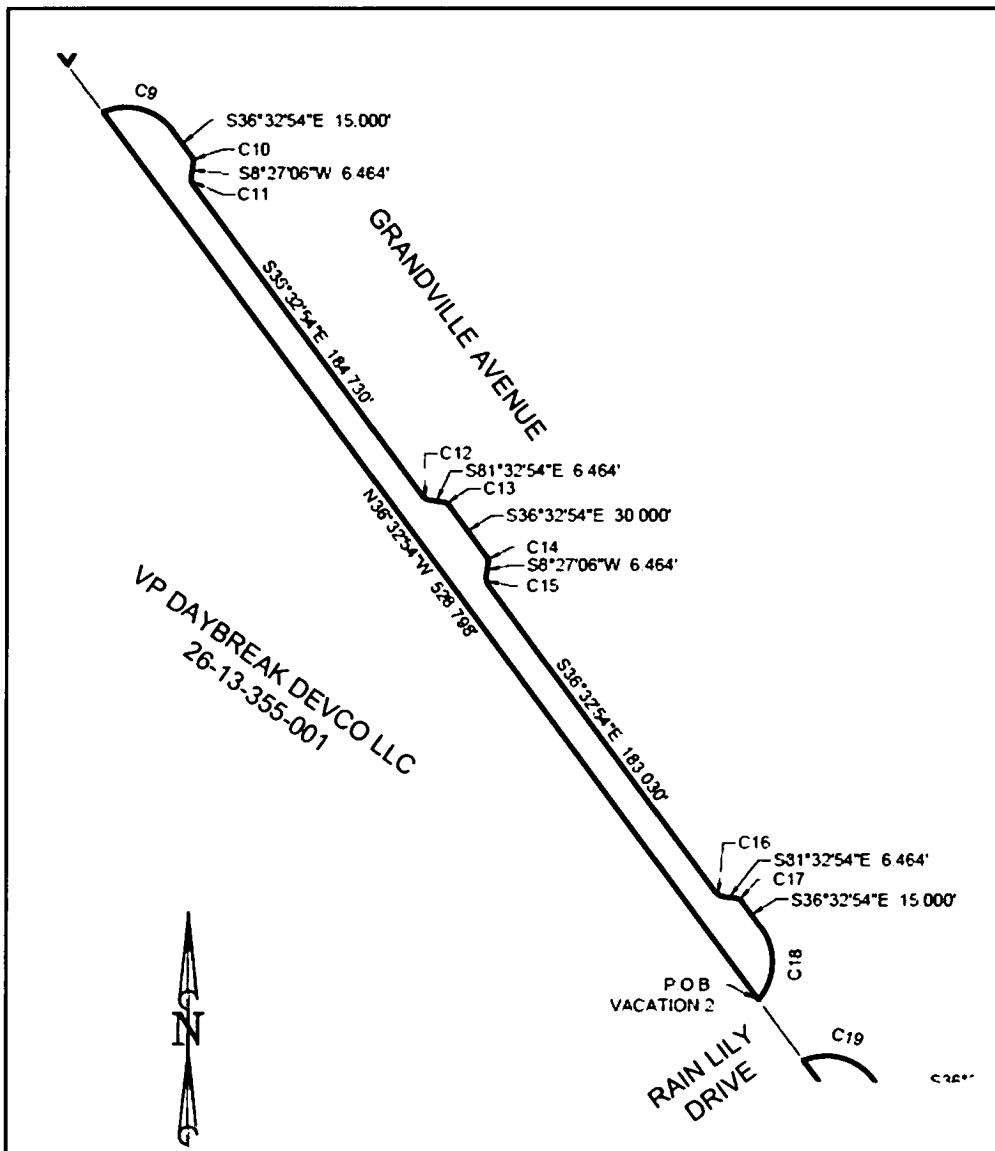
Beginning at the intersection of the Northwesterly Right-of-Way Line of Lake Avenue and the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 1771.189 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4024.647 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 573.735 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 15.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 234.635 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 195.798 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East

3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of $45^{\circ}00'00''$; thence South $36^{\circ}32'54''$ East 18.999 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South $53^{\circ}27'06''$ West, Chord: South $30^{\circ}53'04''$ East 5.527 feet); thence along the arc of said curve 5.536 feet through a central angle of $11^{\circ}19'42''$ to a point on an extension of said Northwesternly Right-of-Way Line of Lake Avenue; thence along said extended Lake Avenue South $53^{\circ}27'06''$ West 20.955 feet to the point of beginning.


Property contains 0.201 acres, 8776 square feet.

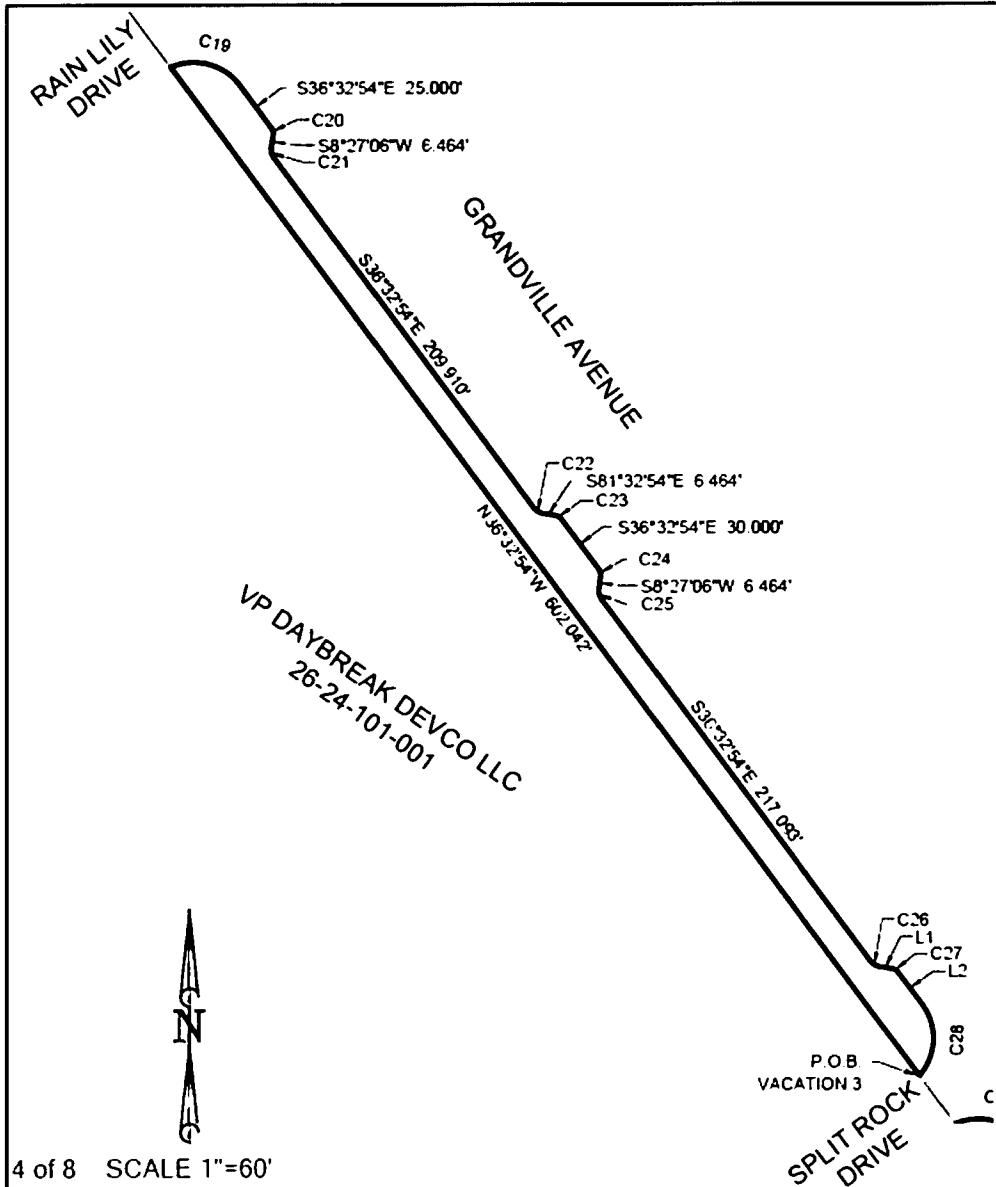


 <p>PERIGEE CONSULTING <small>REAL • PROFESSIONAL • SERVICE</small></p> <p><small>1000 SOUTH 1000 WEST, SUITE 100 WASHINGTON UT 84799-1000</small></p> <p><small>PHOTO COURTESY OF PERIGEE CONSULTING</small></p>	<p align="center">RIGHT-OF-WAY VACATION EXHIBIT GRANDVILLE AVENUE</p> <p>PREPARED FOR: MILLER FAMILY REAL ESTATE</p>
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3 of 8 SCALE 1"=60'

 <p>PERIGEE CONSULTING LEVEL - SURVEYING - SURVEY</p> <p><small>1000 COUNTY ROAD 1000, SUITE 100 HOUSTON, TX 77058-1000</small></p> <p><small>PHOTO: JAMES W. PERIGEE WWW.PERIGEECONSULTING.COM</small></p>	<p>RIGHT-OF-WAY VACATION EXHIBIT GRANDVILLE AVENUE</p> <p>PREPARED FOR: MILLER FAMILY REAL ESTATE</p>
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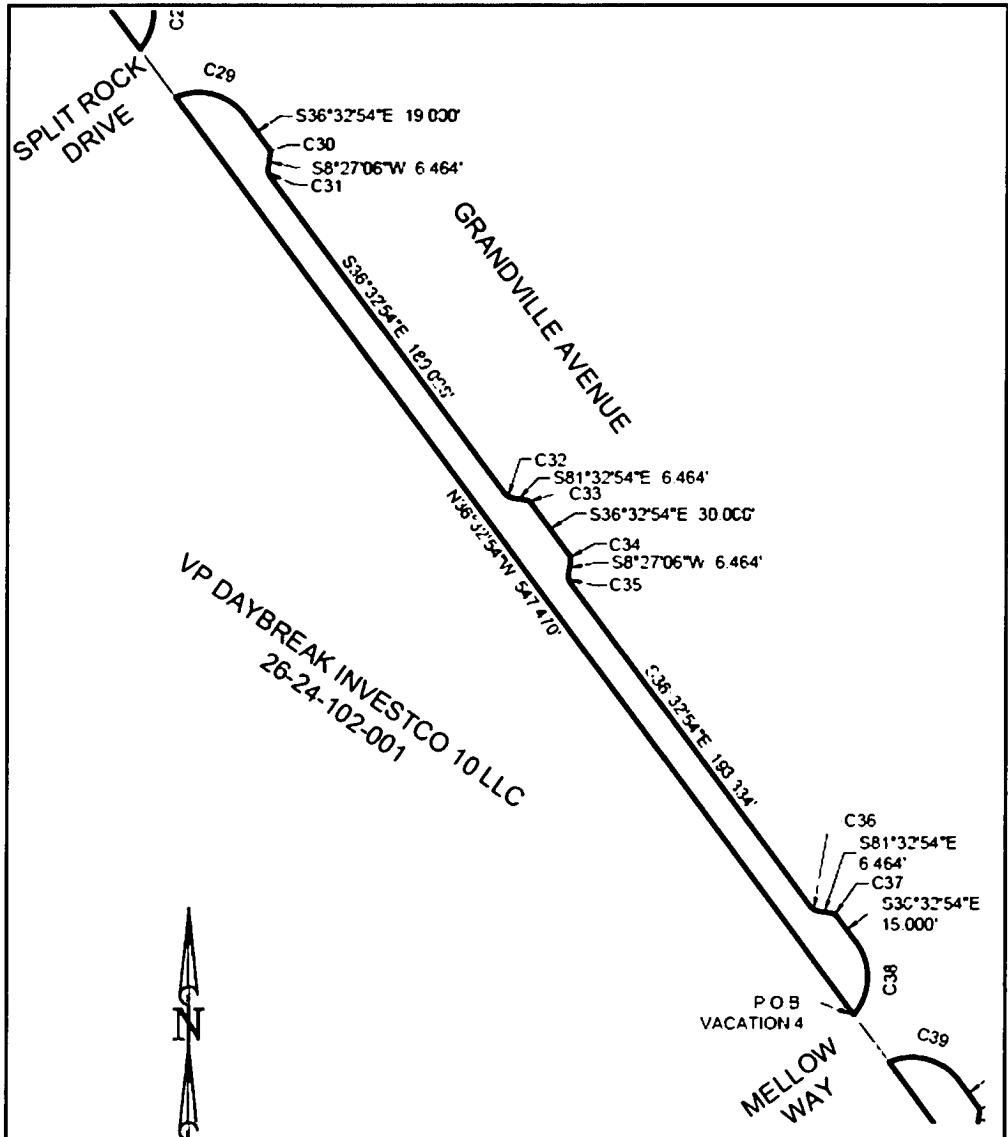
4 of 8 SCALE 1"=60'

PERIGEE CONSULTING
LEVEL - SURVEYING - DESIGN


FOR EVERY JOB WE HAVE THE BEST PEOPLE AND EQUIPMENT TO GET THE JOB DONE RIGHT.

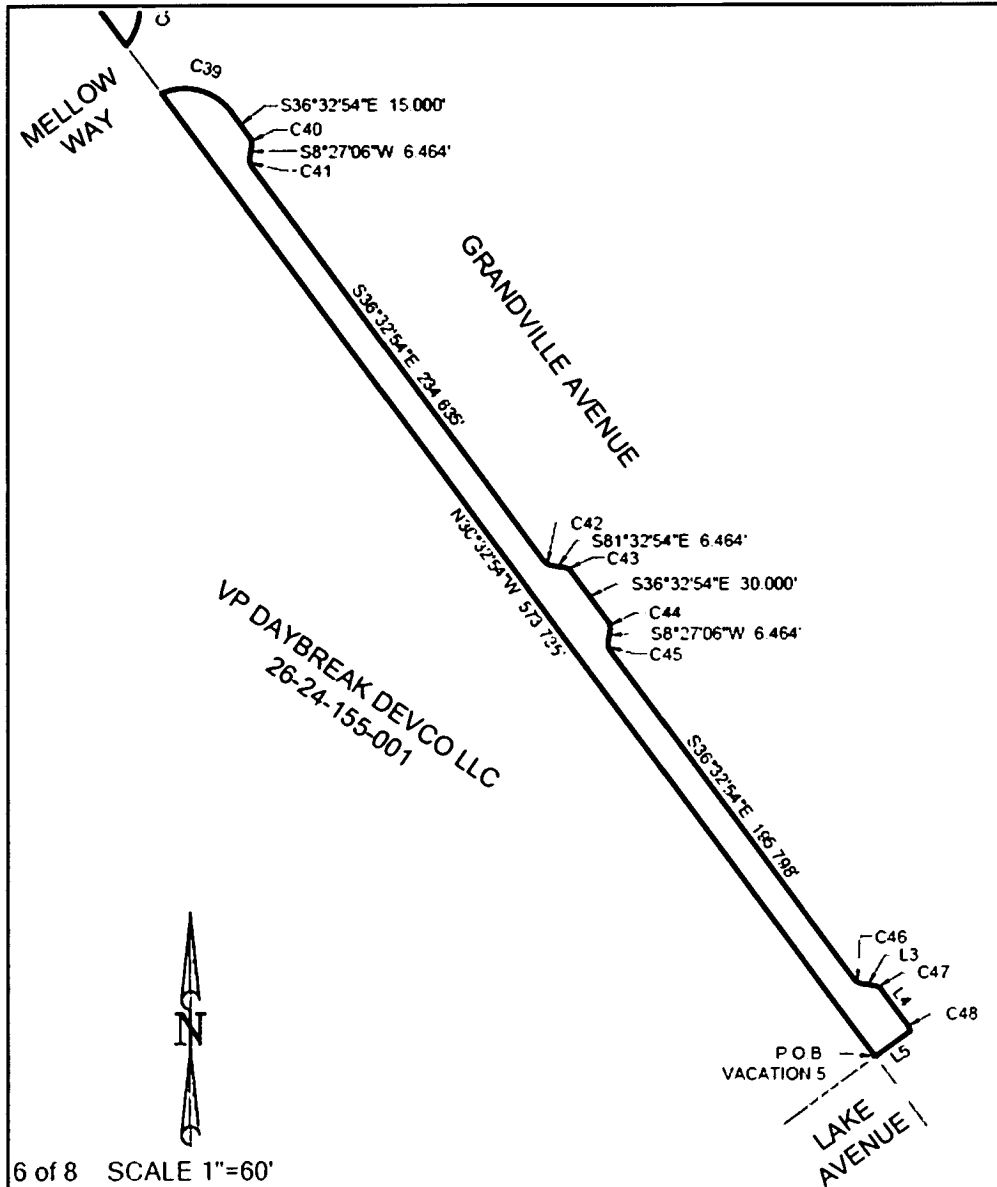
**RIGHT-OF-WAY VACATION EXHIBIT
 GRANDVILLE AVENUE**

PREPARED FOR: MILLER FAMILY REAL ESTATE



5 of 8 SCALE 1"=60'

 <p>PERIGEE CONSULTING CIVIL - STRUCTURAL - SURVEY</p> <p><small>6000 SOUTH 1000 ROAD, SUITE 100 DUNBAR, UT 84015-1000</small></p>	<p>RIGHT-OF-WAY VACATION EXHIBIT GRANDVILLE AVENUE</p> <p>PREPARED FOR: MILLER FAMILY REAL ESTATE</p>
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6 of 8 SCALE 1"=60'



PERIGEE
CONSULTING
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1000 SOUTH 1000 WEST, SUITE 100
DURHAM, NORTH CAROLINA 27701

8001 JENNIFER LYNN ROAD
DURHAM, NORTH CAROLINA 27715

**RIGHT-OF-WAY VACATION EXHIBIT
GRANDVILLE AVENUE**

PREPARED FOR: MILLER FAMILY REAL ESTATE