

**WHEN RECORDED, RETURN TO:**

Snell & Wilmer L.L.P.  
Attn: Wade R. Budge  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101

14157925 B: 11447 P: 7224 Total Pages: 3  
09/29/2023 08:43 AM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Parcel No.: 26-24-102-001-0000

**SPECIAL WARRANTY DEED**

**VP DAYBREAK INVESTCO 10 LLC**, a Utah limited liability company, whose principal office is located at 9350 South 150 East, Suite 900, Sandy, Utah 84070, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor to **LHMRE, LLC**, a Utah limited liability company, whose principal office is located at 9350 South 150 East, Suite 900, Sandy, Utah 84070, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real property located in Salt Lake County, State of Utah, to wit:

See attached **Exhibit A**.

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and equity.

WITNESS the hand of said Grantor this 31<sup>st</sup> day of August, 2023.

**GRANTOR:**

**VP DAYBREAK INVESTCO 10 LLC**,  
a Utah limited liability company

By: MRE Investment Management, L.L.C.  
Its: Manager

By: Miller Family Real Estate, L.L.C.  
Its: Manager

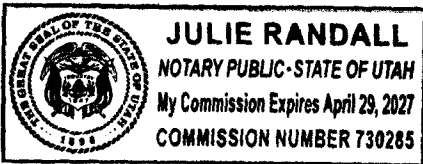
By:   
Name: Brad Holmes  
Title: President

[Acknowledgement Follows]

CTI-164221-TOF

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

The foregoing Special Warranty Deed was acknowledged before me this 31<sup>st</sup> day of August, 2023, by Brad Holmes, President of Miller Family Real Estate, L.L.C., as the sole manager of MRE Investment Management, L.L.C., a Utah limited liability company, as the sole manager of Grantor.



Julie Randall  
Notary Public  
Residing at: 9350 S. 150 E. Suite 100  
Sandy, Utah 84070

**EXHIBIT A**

**Legal Description of the Property**

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 10252.121 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 3757.319 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Westerly Line North 37°29'42" West 378.052 feet; thence North 53°27'06" East 403.929 feet; thence North 31°27'06" East 421.776 feet; thence North 53°27'06" East 480.130 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36°32'54" East 536.000 feet; thence South 53°27'06" West 1268.877 feet to the point of beginning.