

14189665 B: 11463 P: 9684 Total Pages: 5
12/28/2023 10:40 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED, RETURN TO:

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

174493-CPI

Parcel Nos.: 26-22-478-001-0000;
26-22-477-001-0000;
26-22-251-001-0000;
26-22-202-001-0000;
26-22-202-002-0000;
26-22-226-003-0000;
26-22-226-002-0000

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 5 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 **VP DAYBREAK DEVCO 2, INC.**, a Utah corporation, 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 South Jordan City, 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.

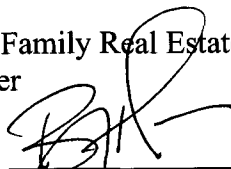
WITNESS the hand of said Grantor this 28th day of December, 2023.

GRANTOR:

VP DAYBREAK INVESTCO 5 LLC,
a Utah limited liability company

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

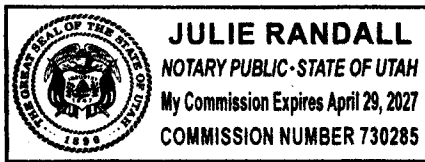
By: Miller Family Real Estate, L.L.C.
Its: Manager

By: 
Name: Brad Holmes
Title: President

[Acknowledgement Follows]

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

The foregoing Special Warranty Deed was acknowledged before me this 28th day of December, 2023 by Brad Holmes, as President of **MILLER FAMILY REAL ESTATE, L.L.C.**, the Manager of **MRE INVESTMENT MANAGEMENT, L.L.C.**, the Manager of VP **DAYBREAK INVESTCO 5 LLC**, a Utah limited liability company.



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

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

BEGINNING AT A POINT BEING 13.000 FEET PERPENDICULARLY DISTANT NORTHERLY OF THE SOUTH LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 3971.887 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 45.467 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 598.333 FEET TO A POINT ON A 535.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 01°08'37" WEST, CHORD: NORTH 88°13'52" EAST 11.673 FEET); THENCE ALONG THE ARC OF SAID CURVE 11.673 FEET THROUGH A CENTRAL ANGLE OF 01°15'00"; THENCE NORTH 87°36'22" EAST 91.862 FEET; THENCE NORTH 80°28'52" EAST 40.311 FEET; THENCE NORTH 87°36'22" EAST 483.943 FEET; THENCE SOUTH 41°12'21" EAST 168.864 FEET; THENCE NORTH 55°12'26" EAST 209.911 FEET; THENCE EAST 272.967 FEET TO A POINT BEING 29.500 FEET PERPENDICULARLY DISTANT WESTERLY OF THE EAST LINE OF SAID LOT Z101; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE SOUTH 625.882 FEET TO A POINT ON SAID 13.000 FOOT PERPENDICULARLY DISTANT LINE; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 89°49'08" WEST 1183.325 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND KNOWN AS TANK SITE 5B AS DESCRIBED IN A DEED RECORDED JULY 31, 2006 AS ENTRY NO. 9797198 IN BOOK 9329 AT PAGE 2530, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND READS AS FOLLOWS:

ALL OF A CERTAIN PARCEL OF LAND, DESIGNATED AS TANK SITE 5B, SAID PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOT V6 OF THE KENNECOTT MASTER #1 AMENDED; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 89°29'24" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 979.452 FEET; THENCE NORTH 00°30'36" EAST PERPENDICULAR TO SAID SOUTH LINE FOR 70.000 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°29'24" WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION FOR 336.000 FEET; THENCE NORTH 00°30'36" EAST FOR 304.000 FEET; THENCE SOUTH 89°29'24" EAST FOR 336.000 FEET; THENCE SOUTH 00°30'36" WEST FOR 304.000 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 3938.988 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 4635.435 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID LOT Z101 THE FOLLOWING (2) COURSES: 1) SOUTH 53°07'08" WEST 307.137 FEET; 2) SOUTH 36°52'52" EAST 139.657 FEET; THENCE SOUTH 28°40'03" WEST 86.479 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE SOUTH 53°07'08" WEST 1025.420 FEET; THENCE NORTH 62°35'47" WEST 344.201 FEET TO A POINT ON A 685.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS

NORTH 27°24'13" EAST, CHORD: NORTH 60°30'55" WEST 49.749 FEET); THENCE ALONG THE ARC OF SAID CURVE 49.760 FEET THROUGH A CENTRAL ANGLE OF 04°09'43"; THENCE NORTH 30°00'00" EAST 626.831 FEET TO A POINT ON A 1240.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 60°00'00" EAST, CHORD: NORTH 36°01'03" EAST 259.983 FEET); THENCE ALONG THE ARC OF SAID CURVE 260.461 FEET THROUGH A CENTRAL ANGLE OF 12°02'06"; THENCE NORTH 42°02'06" EAST 135.830 FEET TO A POINT ON A 1256.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 47°57'54" WEST, CHORD: NORTH 34°59'00" EAST 308.377 FEET); THENCE ALONG THE ARC OF SAID CURVE 309.157 FEET THROUGH A CENTRAL ANGLE OF 14°06'11"; THENCE NORTH 27°55'55" EAST 93.666 FEET; THENCE SOUTH 49°43'27" EAST 32.256 FEET TO A POINT ON A 533.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 40°16'33" EAST, CHORD: SOUTH 55°53'46" EAST 114.609 FEET); THENCE ALONG THE ARC OF SAID CURVE 114.831 FEET THROUGH A CENTRAL ANGLE OF 12°20'38"; THENCE SOUTH 62°04'05" EAST 462.167 FEET; THENCE SOUTH 65°07'58" EAST 98.742 FEET; THENCE SOUTH 28°40'03" WEST 47.739 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 2915.427 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 3646.931 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID LOT Z101 NORTH 53°07'08" EAST 1025.420 FEET; THENCE SOUTH 28°40'03" WEST 433.685 FEET TO A POINT ON A 530.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 61°19'57" EAST, CHORD: SOUTH 23°52'44" WEST 88.487 FEET); THENCE ALONG THE ARC OF SAID CURVE 88.590 FEET THROUGH A CENTRAL ANGLE OF 09°34'37"; THENCE SOUTH 19°05'25" WEST 223.051 FEET TO A POINT ON A 470.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 70°54'35" WEST, CHORD: SOUTH 21°50'17" WEST 45.064 FEET); THENCE ALONG THE ARC OF SAID CURVE 45.081 FEET THROUGH A CENTRAL ANGLE OF 05°29'44"; THENCE SOUTH 24°35'09" WEST 135.257 FEET TO A POINT ON A 685.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 23°51'21" EAST, CHORD: NORTH 64°22'13" WEST 42.411 FEET); THENCE ALONG THE ARC OF SAID CURVE 42.417 FEET THROUGH A CENTRAL ANGLE OF 03°32'53"; THENCE NORTH 62°35'47" WEST 441.685 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 3938.988 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 4635.435 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID LOT Z101 SOUTH 28°40'03" WEST 337.397 FEET; THENCE NORTH 36°52'52" WEST 139.657 FEET; THENCE NORTH 53°07'08" EAST 307.137 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 4054.935 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 4722.563 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG NORTHERLY LINE NORTH 53°07'08" EAST 661.718 FEET; THENCE SOUTH 32.247 FEET TO A POINT ON A 173.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS WEST, CHORD: SOUTH 05°14'05" WEST 31.568 FEET); THENCE ALONG THE ARC OF SAID CURVE 31.612 FEET THROUGH A CENTRAL ANGLE OF 10°28'11"; THENCE SOUTH 10°28'11" WEST 411.839 FEET TO A POINT ON A 273.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 79°31'49" WEST, CHORD: SOUTH 17°40'07" WEST 68.421 FEET); THENCE ALONG THE ARC OF SAID CURVE 68.601 FEET THROUGH A CENTRAL ANGLE OF 14°23'52"; THENCE SOUTH 24°52'02" WEST 74.168 FEET; THENCE NORTH 65°07'58" WEST 449.499 FEET; THENCE NORTH 28°40'03" EAST 17.090 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 4584.233 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 5120.305 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID NORTHERLY LINE SOUTH 53°07'08" WEST 661.718 FEET; THENCE NORTH 28°40'03" EAST 599.095 FEET TO A POINT ON A 230.000 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 27°50'40" EAST, CHORD: SOUTH 76°04'40" EAST 110.678 FEET); THENCE ALONG THE ARC OF SAID CURVE 111.775 FEET THROUGH A CENTRAL ANGLE OF 27°50'40"; THENCE EAST 134.471 FEET; THENCE SOUTH 101.895 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

BEGINNING AT A POINT THAT LIES SOUTH 89°56'03" EAST 4701.264 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 615.407 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 41°12'21" WEST 90.141 FEET TO A POINT ON A 25.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 48°47'39" EAST, CHORD: NORTH 06°56'45" EAST 37.246 FEET); THENCE ALONG THE ARC OF SAID CURVE 42.020 FEET THROUGH A CENTRAL ANGLE OF 96°18'10"; THENCE NORTH 55°05'50" EAST 145.410 FEET TO A POINT ON A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 34°54'10" EAST, CHORD: SOUTH 79°08'28" EAST 35.822 FEET); THENCE ALONG THE ARC OF SAID CURVE 39.935 FEET THROUGH A CENTRAL ANGLE OF 91°31'24"; THENCE SOUTH 33°22'46" EAST 89.884 FEET TO A POINT ON A 25.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 56°37'14" WEST, CHORD: SOUTH 10°54'50" WEST 34.917 FEET); THENCE ALONG THE ARC OF SAID CURVE 38.653 FEET THROUGH A CENTRAL ANGLE OF 88°35'12"; THENCE SOUTH 55°12'26" WEST 133.124 FEET TO A POINT ON A 25.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 34°47'34" WEST, CHORD: NORTH 82°59'57" WEST 33.322 FEET); THENCE ALONG THE ARC OF SAID CURVE 36.472 FEET THROUGH A CENTRAL ANGLE OF 83°35'13" TO THE POINT OF BEGINNING.

Tax Id No.: 26-22-478-001, 26-22-202-001, 26-22-251-001, 26-22-202-002, 26-22-226-003, 26-22-226-002 and 26-22-477-001