

14213211 B: 11476 P: 3851 Total Pages: 3  
03/07/2024 02:30 PM By: adavis Fees: \$56.00  
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

Mail Tax Notices to:  
GRANTEE  
9350 South 150 East, Suite 900  
Sandy, UT 84070  
**175864-CPI**

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Parcel Nos.: 27-18-381-010; 27-19-126-022; 27-18-385-003; 27-18-385-002; 27-18-385-001;  
27-19-131-003; 27-19-131-002; 27-19-107-053; 27-19-107-052; 27-19-131-009;  
27-19-126-027; 27-19-126-028; 27-19-126-029; 27-19-126-021; 27-19-134-004;  
27-19-134-003; 27-19-134-002; and 27-19-134-001

**SPECIAL WARRANTY DEED**

**PARKWOOD HOMES OF UTAH, LLC**, a Colorado limited liability company, whose principal office is located at 1342 West 800 North, Pleasant Grove, UT 84062, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor, but not otherwise, to **VP DAYBREAK OPERATIONS, LLC** a Delaware 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 South Jordan City, Salt Lake County, State of Utah, to wit (the "Property"):

See attached Exhibit A.

TOGETHER WITH all improvements and fixtures thereon and all rights and privileges appurtenant thereto.

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, as to the Property.

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 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.

[Signature Page Follows]


WITNESS the hand of said Grantor this 6th day of March, 2024.

**GRANTOR:**

**PARKWOOD HOMES OF UTAH, LLC,**  
a Colorado limited liability company

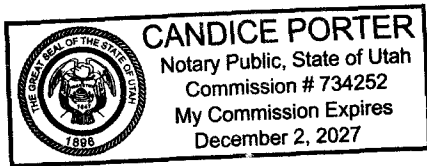
By: Parkwood Holding Company, Inc.,  
a Colorado corporation

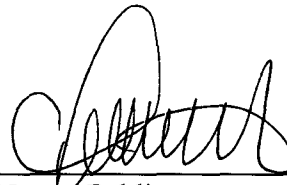
Its: Manager

By:   
Name: Logan Wilcox  
Its: President

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

The foregoing Special Warranty Deed was acknowledged before me this 6th day of March, 2024 by Logan Wilcox as President of **Parkwood Holding Company, Inc.**, a Colorado corporation, the Manager of **PARKWOOD HOMES OF UTAH, LLC**, a Colorado limited liability company.



  
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Notary Public  
Residing at: Salt Lake County, UT

**EXHIBIT A**

**Legal Description of the Property**

The Property is that certain real property located in the City of South Jordan, County of Salt Lake, State of Utah, more particularly described as follows:

Lots 308, 309, 310, 311, 312, 318, 319, 331, 332, 363, 369, 370, 371, 372, 375, 376, 377, and 378 of that plat map entitled "DAYBREAK LAKE ISLAND PLAT 3 AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT" recorded on March 13, 2020, as Entry No. 13216380, Book 2020P, at Page 54 of the Official Records of Salt Lake County, Utah.

(For reference purposes only, Parcel ID Nos. 27-18-381-010; 27-19-126-022; 27-18-385-003; 27-18-385-002; 27-18-385-001; 27-19-131-003; 27-19-131-002; 27-19-107-053; 27-19-107-052; 27-19-131-009; 27-19-126-027; 27-19-126-028; 27-19-126-029; 27-19-126-021; 27-19-134-004; 27-19-134-003; 27-19-134-002; and 27-19-134-001)