

177776-CPI

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

14233715 B: 11487 P: 6434 Total Pages: 4  
04/29/2024 09:15 AM By: mpalmer 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

IVORY HOMES, LTD  
978 Woodoak Lane  
Salt Lake City, UT 84117

Tax ID: 26-22-186-010, 26-22-106-005, 26-22-106-004, 26-22-106-002,  
26-22-106-001, 26-22-111-001, 26-22-111-002 and 26-22-111-003

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**SPECIAL WARRANTY DEED**

**VP DAYBREAK DEVCO, LLC**, a Delaware limited liability company, with its principal office at 9350 South 150 East, Suite 140, Sandy, Utah 84070, 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:** April 24, 2024 **GRANTOR:**

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

By: LHMRE, LLC,  
a Utah Limited Liability Company  
Its: Authorized Manager

By: Tara B. Donnelly  
Name: Tara B. Donnelly  
Its: Director of Residential Land Sales



Exhibit A to Deed

**Legal Description**

Lots 204, 227, 228, 229, and 230 of that plat map entitled "DAYBREAK VILLAGE 12A PLAT 2 AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED" recorded on February 3, 2022, as Entry No. 13883675, Book 2022P, Page 048 of the Official Records of Salt Lake County, Utah.

Lots 399, 400, and 401 of that plat map entitled "DAYBREAK VILLAGE 12A PLAT 4 AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT P-115 OF THE DAYBREAK VILLAGE 12A PLAT 3 SUBDIVISION" recorded on March 30, 2023, as Entry No. 14087812 Book 2023P at Page 069 of the Official Records of Salt Lake County, Utah.