

**170030-CPI
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:**

Destination Construction, LLC
9350 South 150 East, Floor 2
Sandy, Utah 84070-2721
Attn: Courtney Palmer

**Tax ID: 26-22-416-002, 26-22-416-001 and Not Yet Assessed; Part of Parcel Nos.
26-22-255-001, 26-22-256-001, and 26-22-326-005**

SPECIAL WARRANTY DEED

VP DAYBREAK DEVCO 2, INC, a Delaware limited liability company, with its principal office at 9350 South 150 East, Suite 140, Sandy, Utah 84070-2721, 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 **DESTINATION CONSTRUCTION, LLC**, a Utah limited liability company ("**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: July 25 2023 **GRANTOR:**

VP DAYBREAK DEVCO 2, INC,
a Delaware limited liability company

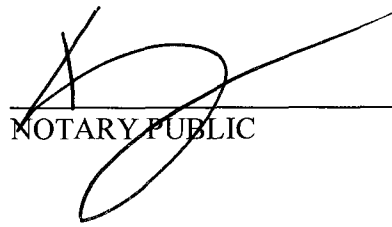
By: LHMRE, LLC,
a Utah limited liability company
Its: Authorized Manager

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

ACKNOWLEDGMENT

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

On July 25, 2023, personally appeared before me, a Notary Public, Tara B. Donnelly, the Director of Residential Land Sales for LHMRE, LLC, a Utah Limited Liability Company, the Authorized Manager of VP DAYBREAK DEVCO 2, INC, a Delaware limited liability company, 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 VP DAYBREAK DEVCO 2, INC, a Delaware limited liability company.



NOTARY PUBLIC

[SEAL]

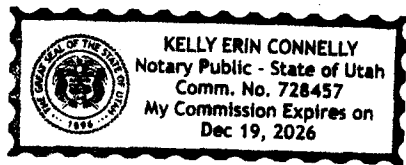


Exhibit A to Deed

Legal Description

Lots 175 and 176 of that plat map entitled "DAYBREAK VILLAGE 9 PLAT 2 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1" recorded on December 22, 2022, as Entry No. 14055936 Book 2022P at Page 318 of the Official Records of Salt Lake County, Utah.

Lots 289, 290, 291 and 371 of that plat map entitled "DAYBREAK VILLAGE 9 PLAT 4 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1" recorded on July 14, 2023, as Entry No. 14128961 Book 2023P at Page 143 of the Official Records of Salt Lake County, Utah.

When recorded, return to:

Destination Construction, LLC
9350 South 150 East, Floor 2
Sandy, Utah 84070-2721
Attn: Courtney Palmer

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Tax ID: 26-22-416-002, 26-22-416-001 and Not Yet Assessed;
Part of Parcel Nos. 26-22-255-001, 26-22-256-001, and 26-22-326-005

AFFIDAVIT OF CORRECTION REGARDING SPECIAL WARRANTY DEED

The undersigned hereby states and affirms under oath as follows:

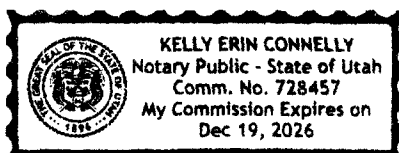
1. I am the Residential Closing Officer of **VP Daybreak Devco 2, Inc.**, a Utah corporation (the "**Company**"), and am familiar with and competent to testify regarding the matters stated herein.
2. Pursuant to that certain Special Warranty Deed (the "**Deed**") recorded July 27, 2023 with the Salt Lake County Recorder as Entry 14133775, the Company, as Grantor, conveyed to Destination Construction, LLC, as Grantee, that certain real property located in Salt Lake County described in Exhibit A attached hereto. I executed the Deed on behalf of the Company.
3. The Deed mistakenly indicated that the Company was a Delaware limited liability company. The Company is and always has been a Utah corporation.
4. This Affidavit is given to confirm and clarify that the Company, VP Daybreak Devco 2, Inc., a Utah corporation, was the Grantor of the property conveyed by the Deed.

Executed this 30th day of August, 2023.


Tara B. Donnelly
Residential Closing Officer and
Director of Land Sales
VP DAYBREAK DEVCO 2, INC.

State of Utah
County of Salt Lake

Subscribed and sworn before me, a notary public, this 30th day of August, 2023, by
Tara B. Donnelly.



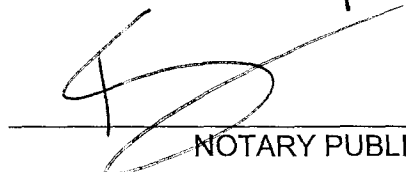

NOTARY PUBLIC

Exhibit A

Legal Description

Lots 175 and 176, DAYBREAK VILLAGE 9 PLAT 2, Amending Lot Z101 of The VP Daybreak Operations-Investments Plat 1, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on December 22, 2022 as Entry No. 14055936 in Book 2022P at Page 318.

AND:

Lots 289, 290, 291 and 371, DAYBREAK VILLAGE 9 PLAT 4, Amending Lot Z101 of The VP Daybreak Operations-Investments Plat 1, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on July 14, 2023 as Entry No. 14128961 in Book 2023P at Page 143.