

14189663 B: 11463 P: 9679 Total Pages: 4  
12/28/2023 10:37 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

174491-CPI

Parcel Nos.: 26-22-252-001-0000;  
26-22-476-001-0000

**SPECIAL WARRANTY DEED**

**VP DAYBREAK INVESTCO 4 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.

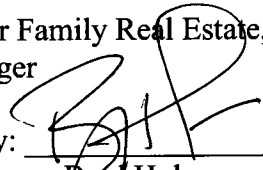
WITNESS the hand of said Grantor this 28th day of December, 2023.

**GRANTOR:**

**VP DAYBREAK INVESTCO 4 LLC**,  
a Utah limited liability company

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

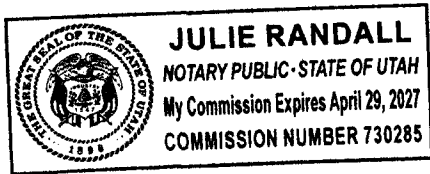
By: Miller Family Real Estate, L.L.C.  
Its: Manager

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 4 LLC**, a Utah limited liability company.



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

**EXHIBIT A  
PROPERTY DESCRIPTION**

## PARCEL 1:

BEGINNING AT A POINT BEING 29.500 FEET PERPENDICULARLY DISTANT WESTERLY OF THE EAST LINE OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, SAID POINT LIES SOUTH 89°56'03" EAST 5155.207 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 738.969 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 265.143 FEET; THENCE NORTH 33°22'46" WEST 162.018 FEET; THENCE SOUTH 55°05'50" WEST 240.779 FEET; THENCE SOUTH 87°36'22" WEST 491.298 FEET; THENCE NORTH 85°16'08" WEST 40.311 FEET; THENCE SOUTH 87°36'22" WEST 91.862 FEET TO A POINT ON A 465.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 02°23'38" WEST, CHORD: SOUTH 88°08'43" WEST 8.748 FEET); THENCE ALONG THE ARC OF SAID CURVE 8.748 FEET THROUGH A CENTRAL ANGLE OF 01°04'41" TO A POINT BEING 70.000 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE EAST LINE OF LOT C-102 OF THE DAYBREAK VILLAGE 8, VILLAGE 9 & VILLAGE 13 SCHOOL SITES SUBDIVISION; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 515.346 FEET TO A POINT ON A 230.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS WEST, CHORD: NORTH 06°14'59" WEST 50.076 FEET); THENCE ALONG THE ARC OF SAID CURVE 50.176 FEET THROUGH A CENTRAL ANGLE OF 12°29'58"; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 12°29'58" WEST 118.634 FEET TO A POINT ON A 170.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 77°30'02" EAST, CHORD: NORTH 02°00'59" WEST 61.861 FEET); THENCE ALONG THE ARC OF SAID CURVE 62.208 FEET THROUGH A CENTRAL ANGLE OF 20°57'58"; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE NORTH 08°28'00" EAST 186.411 FEET; THENCE SOUTH 83°57'31" EAST 619.792 FEET TO A POINT ON A 527.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 06°02'29" EAST, CHORD: SOUTH 87°03'54" EAST 57.113 FEET); THENCE ALONG THE ARC OF SAID CURVE 57.141 FEET THROUGH A CENTRAL ANGLE OF 06°12'45"; THENCE NORTH 89°49'44" EAST 57.272 FEET; THENCE SOUTH 0.294 FEET TO A POINT ON A 242.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS EAST, CHORD: SOUTH 17°31'16" EAST 145.712 FEET); THENCE ALONG THE ARC OF SAID CURVE 148.008 FEET THROUGH A CENTRAL ANGLE OF 35°02'32"; THENCE SOUTH 35°02'32" EAST 134.331 FEET TO SAID 29.500 FOOT PERPENDICULARLY DISTANT WESTERLY LINE; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE SOUTH 33°22'46" EAST 555.903 FEET TO A POINT ON A 147.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 56°37'14" WEST, CHORD: SOUTH 26°42'27" EAST 34.158 FEET); THENCE ALONG THE ARC OF SAID CURVE 34.235 FEET THROUGH A CENTRAL ANGLE OF 13°20'37"; THENCE SOUTH 20°02'09" EAST 21.665 FEET TO A POINT ON A 147.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 69°57'51" WEST, CHORD: SOUTH 10°01'04" EAST 51.143 FEET); THENCE ALONG THE ARC OF SAID CURVE 51.405 FEET THROUGH A CENTRAL ANGLE OF 20°02'09" TO SAID 29.500 FOOT PERPENDICULARLY DISTANT WESTERLY LINE; THENCE ALONG SAID PERPENDICULARLY DISTANT LINE SOUTH 20.711 FEET TO THE POINT OF BEGINNING.

## PARCEL 2:

BEGINNING AT A POINT THAT LIES SOUTH 89°56'03" EAST 3854.561 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 3371.827 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 225.355 FEET TO A POINT ON A 1431.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH, CHORD: NORTH 89°45'23" WEST 12.175 FEET); THENCE ALONG THE ARC OF SAID CURVE 12.175 FEET THROUGH A CENTRAL ANGLE OF 00°29'15" TO A POINT OF

COMPOUND CURVATURE WITH A 681.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 00°29'15" EAST, CHORD: NORTH 80°46'58" WEST 206.720 FEET); THENCE ALONG THE ARC OF SAID CURVE 207.522 FEET THROUGH A CENTRAL ANGLE OF 17°27'35"; THENCE NORTH 24°35'09" EAST 101.585 FEET; THENCE NORTH 15°30'50" EAST 81.891 FEET; THENCE NORTH 19°05'25" EAST 218.080 FEET TO A POINT ON A 470.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 70°54'35" EAST, CHORD: NORTH 23°52'44" EAST 78.470 FEET); THENCE ALONG THE ARC OF SAID CURVE 78.561 FEET THROUGH A CENTRAL ANGLE OF 09°34'37"; THENCE NORTH 28°40'03" EAST 909.286 FEET; THENCE SOUTH 65°07'58" EAST 453.683 FEET; THENCE SOUTH 24°52'02" WEST 70.425 FEET TO A POINT ON A 273.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 65°07'58" WEST, CHORD: SOUTH 33°55'15" WEST 85.915 FEET); THENCE ALONG THE ARC OF SAID CURVE 86.274 FEET THROUGH A CENTRAL ANGLE OF 18°06'24"; THENCE SOUTH 42°58'27" WEST 345.423 FEET TO A POINT ON A 777.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 47°01'33" EAST, CHORD: SOUTH 42°04'51" WEST 24.228 FEET); THENCE ALONG THE ARC OF SAID CURVE 24.229 FEET THROUGH A CENTRAL ANGLE OF 01°47'12" TO A POINT OF COMPOUND CURVATURE WITH A 327.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 48°48'45" EAST, CHORD: SOUTH 39°04'56" WEST 24.024 FEET); THENCE ALONG THE ARC OF SAID CURVE 24.030 FEET THROUGH A CENTRAL ANGLE OF 04°12'38"; THENCE SOUTH 36°58'37" WEST 66.078 FEET TO A POINT ON A 327.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 53°01'23" EAST, CHORD: SOUTH 34°52'19" WEST 24.024 FEET); THENCE ALONG THE ARC OF SAID CURVE 24.030 FEET THROUGH A CENTRAL ANGLE OF 04°12'38" TO A POINT OF COMPOUND CURVATURE WITH A 777.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 57°14'00" EAST, CHORD: SOUTH 28°30'30" WEST 115.391 FEET); THENCE ALONG THE ARC OF SAID CURVE 115.497 FEET THROUGH A CENTRAL ANGLE OF 08°31'00"; THENCE SOUTH 24°15'00" WEST 223.246 FEET TO A POINT ON A 327.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 65°45'00" EAST, CHORD: SOUTH 12°07'30" WEST 137.369 FEET); THENCE ALONG THE ARC OF SAID CURVE 138.400 FEET THROUGH A CENTRAL ANGLE OF 24°15'00"; THENCE SOUTH 153.028 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 26-22-476-001 and 26-22-252-001

**WHEN RECORDED RETURN TO AND  
SEND SUBSEQUENT TAX BILLS TO:**

VP DAYBREAK DEVCO 2 INC  
9350 S. 150 E., Suite 900  
Sandy, Utah 84070  
Attention: John Warnick

14195505 B: 11466 P: 8994 Total Pages: 4  
01/18/2024 02:00 PM By: vanguyen Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: VP DAYBREAK DEVCO 2 INC  
9350 S 150 E SUITE 900 SANDY, UT 84070



### **QUITCLAIM DEED**

**SOUTH JORDAN CITY**, a Utah municipal corporation (“**Grantor**”), hereby quitclaims to **VP DAYBREAK DEVCO 2 INC**, a Utah corporation (“**Grantee**”), for the sum of TEN AND 00/100 DOLLARS (\$10.00), all of its interest, if any, in the real property in Salt Lake County, State of Utah, as described and depicted on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

THE PROPERTY IS CONVEYED SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

*[Signatures on following page]*

Witness, the hand of the duly authorized Grantor, this Jan-18, 2024.

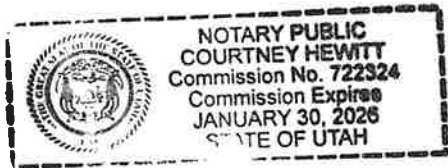
**SOUTH JORDAN CITY,**  
a Utah municipal corporation

By: *Dustin Lewis*  
Name: DUSTIN LEWIS  
Its: CITY MANAGER

**ACKNOWLEDGMENT**

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

On Jan 18, 2024, personally appeared before me, Dustin Lewis,  
the City Manager of SOUTH JORDAN CITY, a Utah municipal corporation, 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 SOUTH JORDAN  
CITY, a Utah municipal corporation.



722324

WITNESS my hand and official Seal.

*Courtney Hewitt*

Notary Public in and for said State

My commission expires: Jan. 30. 26

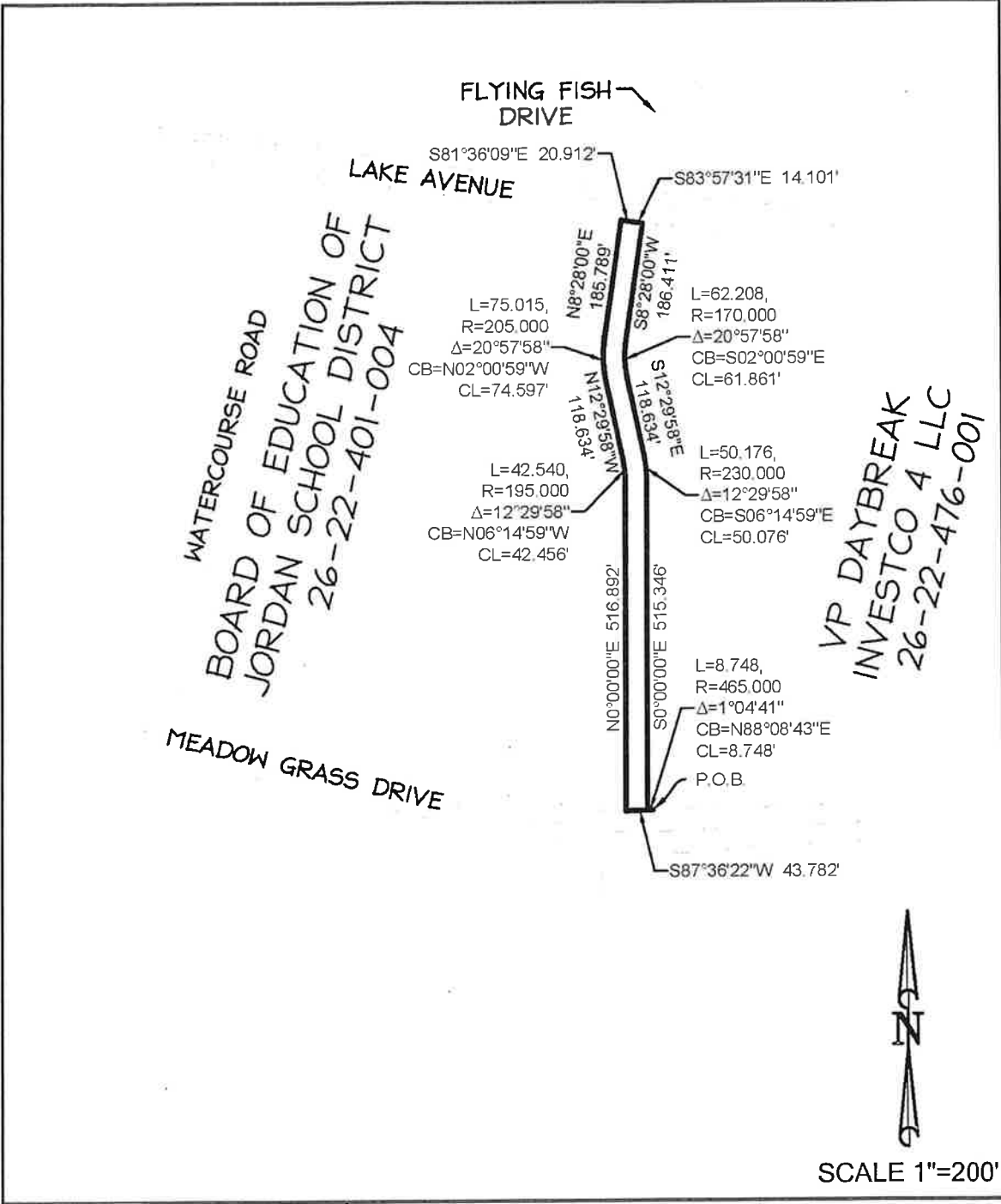
[SEAL]

## Exhibit A

(Legal Description)

Beginning at a point on Northerly Right-of-Way Line of Meadow Grass Drive, said point lies South 89°56'37" East 3980.630 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 713.459 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 87°36'22" West 43.782 feet; thence North 516.892 feet to a point on a 195.000 foot radius tangent curve to the left, (radius bears West, Chord: North 06°14'59" West 42.456 feet); thence along the arc of said curve 42.540 feet through a central angle of 12°29'58"; thence North 12°29'58" West 118.634 feet to a point on a 205.000 foot radius tangent curve to the right, (radius bears North 77°30'02" East, Chord: North 02°00'59" West 74.597 feet); thence along the arc of said curve 75.015 feet through a central angle of 20°57'58"; thence North 08°28'00" East 185.789 feet to the Southerly Right-of-Way Line of Lake Avenue; thence along said Lake Avenue the following (2) courses: 1) South 81°36'09" East 20.912 feet; 2) South 83°57'31" East 14.101 feet to the Easterly Right-of-Way Line of Flying Fish Drive; thence along said Flying Fish Drive the following (5) courses: 1) South 08°28'00" West 186.411 feet to a point on a 170.000 foot radius tangent curve to the left, (radius bears South 81°32'00" East, Chord: South 02°00'59" East 61.861 feet); 2) along the arc of said curve 62.208 feet through a central angle of 20°57'58"; 3) South 12°29'58" East 118.634 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears South 77°30'02" West, Chord: South 06°14'59" East 50.076 feet); 4) along the arc of said curve 50.176 feet through a central angle of 12°29'58"; 5) South 515.346 feet to a point on a 465.000 foot radius non tangent curve to the left, (radius bears North 01°18'57" West, Chord: North 88°08'43" East 8.748 feet) to the intersection of said Easterly Right-of-Way Line of Flying Fish Drive and said Northerly Right-of-Way Line of Meadow Grass Drive; thence along said Meadow Grass Drive and the arc of said curve 8.748 feet through a central angle of 01°04'41" to the point of beginning.

Property contains 0.752 acres, 32749 square feet.



**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

8008 SOUTH 2500 WEST, SUITE 100  
BOULDER, CO 80504 TEL: 303.440.8911 FAX: 303.440.8912

WEST JORDAN, UT 84086  
WWW.PERIGEECVL.COM

**LHM RIGHT-OF-WAY VACATION EXHIBIT VILLAGE 15 PLAT 1**

**PREPARED FOR: MILLER FAMILY REAL ESTATE**

N:\00182 Daybreak\Cadd\Survey\Master\V15P1\Exhibit\2024-01-16 V15P1 Split ROW Vacation Exhibit.dwg, 1/16/2024 4:47:11 PM, DWG To PDF.pc3