

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.

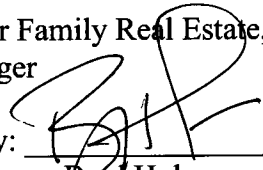
WITNESS the hand of said Grantor this 28th day of December, 2023.

GRANTOR:

VP DAYBREAK INVESTCO 4 LLC,
a Utah limited liability company

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

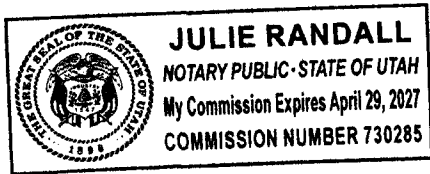
By: Miller Family Real Estate, L.L.C.
Its: Manager

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.

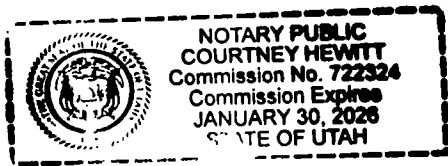
SOUTH JORDAN CITY,
a Utah municipal corporation

By: *Justin Lewis*
Name: JUSTIN LEWIS
Its: CITY MANAGER

ACKNOWLEDGMENT

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

On Jan 18, 2024, personally appeared before me, Justin 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

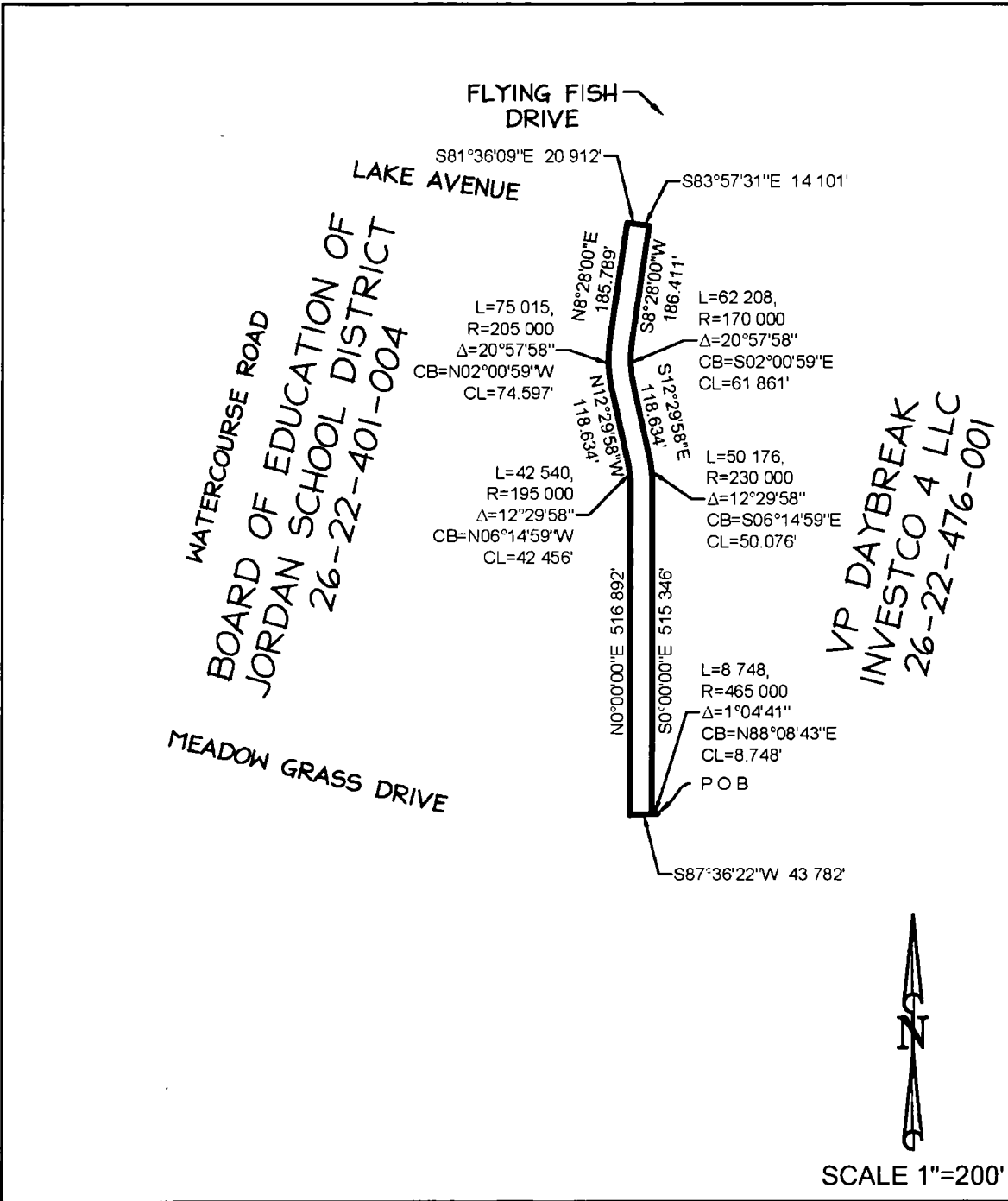
[SEAL]


Exhibit A

(Legal Description)

Beginning at a point on Northerly Right-of-Way Line of Meadow Grass Drive, said point lies South $89^{\circ}56'37''$ East 3980.630 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ 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 $87^{\circ}36'22''$ 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 $06^{\circ}14'59''$ West 42.456 feet); thence along the arc of said curve 42.540 feet through a central angle of $12^{\circ}29'58''$; thence North $12^{\circ}29'58''$ West 118.634 feet to a point on a 205.000 foot radius tangent curve to the right, (radius bears North $77^{\circ}30'02''$ East, Chord: North $02^{\circ}00'59''$ West 74.597 feet); thence along the arc of said curve 75.015 feet through a central angle of $20^{\circ}57'58''$; thence North $08^{\circ}28'00''$ 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 $81^{\circ}36'09''$ East 20.912 feet; 2) South $83^{\circ}57'31''$ 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 $08^{\circ}28'00''$ West 186.411 feet to a point on a 170.000 foot radius tangent curve to the left, (radius bears South $81^{\circ}32'00''$ East, Chord: South $02^{\circ}00'59''$ East 61.861 feet); 2) along the arc of said curve 62.208 feet through a central angle of $20^{\circ}57'58''$; 3) South $12^{\circ}29'58''$ East 118.634 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears South $77^{\circ}30'02''$ West, Chord: South $06^{\circ}14'59''$ East 50.076 feet); 4) along the arc of said curve 50.176 feet through a central angle of $12^{\circ}29'58''$; 5) South 515.346 feet to a point on a 465.000 foot radius non tangent curve to the left, (radius bears North $01^{\circ}18'57''$ West, Chord: North $88^{\circ}08'43''$ 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 $01^{\circ}04'41''$ to the point of beginning.

Property contains 0.752 acres, 32749 square feet.



 <p>PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY</p> <p>6000 SOUTH 1000 WEST, SUITE 100 DRAPER, UT 84020 TEL: 801.940.1001 FAX: 801.940.1002</p> <p>WEST JORDAN, UT 84088 WWW.PERIGEECONSULTING.COM</p>	<p>LHM RIGHT-OF-WAY VACATION EXHIBIT VILLAGE 15 PLAT 1</p> <p>PREPARED FOR: MILLER FAMILY REAL ESTATE</p>
---	---

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

14197979 B: 11468 P: 2056 Total Pages: 3
01/26/2024 09:28 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

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

VP DAYBREAK DEVCO 2, INC.
c/o LHMRE, LLC
9350 South 150 East, Suite 900
Sandy, Utah 84070

(Tax Identification No: 26-22-401-004)

173130-CP1

SPECIAL WARRANTY DEED

BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah, with its principal office at 7387 South Campus View Drive, West Jordan, Utah 84084 (“**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 all who claim by, through, or under the Grantor to **VP DAYBREAK DEVCO 2, INC.**, a Utah corporation, with its principal office at 9350 South 150 East, Suite 900, Sandy, Utah 84070 (“**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, (ii) any and all rights, privileges and easements appurtenant to the Land, and (iii) 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.

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: 12/6/23

GRANTOR:

BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah

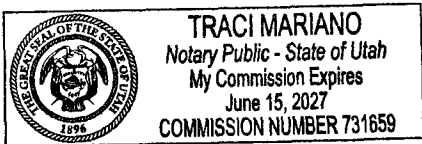
By: Tracy J. Miller
Name: Tracy J. Miller
Its: JSD Board President

ACKNOWLEDGMENT

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

On December 6, 2023, personally appeared before me, a Notary Public, Tracy J. Miller, the President for **BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT**, a body corporate and politic of the State of Utah, 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 **BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT**, a body corporate and politic of the State of Utah.

WITNESS my hand and official Seal.



Traci Mariano
Notary Public in and for said State

My commission expires: June 15, 2027

[SEAL]

**EXHIBIT A
PROPERTY DESCRIPTION**

Beginning at a point on the West Line of C-102 of the Daybreak Village 8, Village 9 & Village 13 School Sites Subdivision, said point lies South 89°56'37" East 3366.585 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 1437.422 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 C-102 and Lot C-102 extended the following (2) courses: 1) North 15°08'46" East 289.094 feet; 2) South 81°36'09" East 494.501 feet; thence South 08°28'00" West 185.789 feet to a point on a 205.000 foot radius tangent curve to the left, (radius bears South 81°32'00" East, Chord: South 02°00'59" East 74.597 feet); thence along the arc of said curve 75.015 feet through a central angle of 20°57'58"; thence South 12°29'58" East 44.697 feet; thence North 83°57'31" West 51.636 feet to a point on a 530.000 foot radius tangent curve to the right, (radius bears North 06°02'29" East, Chord: North 82°46'50" West 21.794 feet); thence along the arc of said curve 21.795 feet through a central angle of 02°21'22"; thence North 81°36'09" West 332.197 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears North 08°23'51" East, Chord: North 78°13'42" West 27.075 feet); thence along the arc of said curve 27.091 feet through a central angle of 06°44'55"; thence North 74°51'14" West 125.941 feet to the point of beginning.

Tax Id No.: 26-22-401-004