

Mail Recorded Deed & Tax Notice To:
LHMRE, LLC, a Utah limited liability company
9350 South 150 East, Suite 140
Sandy, UT 84070



File No.: 164221-TOF

QUITCLAIM DEED

VP Daybreak Devco LLC, a Delaware limited liability company,
GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims to
LHMRE, LLC, a Utah limited liability company,

GRANTEE(S), of Sandy, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Salt Lake County,
State of Utah:

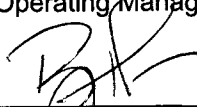
SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 26-24-155-001, 26-24-101-002, 26-24-101-001 (for reference purposes only)

Dated this April 18, 2024.

VP Daybreak Devco LLC, a Delaware limited
liability company

By: LHMRE, LLC
Its: Operating Manager

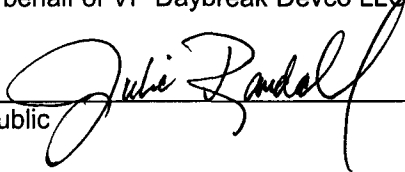

By: Brad Holmes, President
Its: Brad Holmes, President

STATE OF UTAH

COUNTY OF SALT LAKE

On April 18, 2024, before me, personally appeared
Brad Holmes, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this document, and acknowledged before me that he/she/they executed the
same on behalf of VP Daybreak Devco LLC, a Delaware limited liability company.

Notary Public



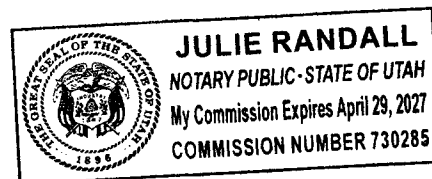


EXHIBIT A

Beginning at a point on a Southwest Line of Lot C-113 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 498.199 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4319.261 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-113 the following (14) courses: 1) North 44°20'33" West 450.820 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 87°11'10" East, Chord: North 24°14'09" East 18.262 feet); 2) along the arc of said curve 18.694 feet through a central angle of 42°50'37"; 3) North 45°39'27" East 242.156 feet to a point on a 487.500 foot radius tangent curve to the right, (radius bears South 44°20'33" East, Chord: North 48°57'48" East 56.222 feet); 4) along the arc of said curve 56.253 feet through a central angle of 06°36'41" to a point of compound curvature with a 4.500 foot radius tangent curve to the right, (radius bears South 37°43'52" East, Chord: North 75°21'37" East 3.530 feet); 5) along the arc of said curve 3.627 feet through a central angle of 46°10'57"; 6) South 81°32'54" East 7.026 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 08°27'06" East, Chord: North 75°57'06" East 4.210 feet); 7) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 8) North 53°27'06" East 128.138 feet; 9) South 30°55'24" East 118.082 feet; 10) North 59°04'36" East 60.907 feet; 11) South 88°55'24" East 106.788 feet; 12) North 53°27'06" East 63.915 feet; 13) South 36°32'54" East 148.324 feet; 14) South 53°27'06" West 222.480 feet to the Northwesterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 South 31°27'06" West 394.845 feet to the point of beginning.

Being part of Lot C-113, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

14323474 B: 11538 P: 109 Total Pages: 4
12/11/2024 08:52 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 AND
SEND SUBSEQUENT TAX BILLS TO:

LHMRE, LLC
9350 South 150 East, Suite 140
Sandy, Utah 84070
Attention: Julie Randall

Subdivision Lots: Daybreak Urban Center Plat 1 Lots C-111 & C-113
APNs: 26-24-101-018 & 26-24-101-014

QUITCLAIM DEED
(FOR LOT LINE ADJUSTMENTS)

DTDB 11, LLC, a Utah limited liability company, “**Grantor**”, hereby QUITCLAIMS to **LHMRE, LLC**, a Utah limited liability company, “**Grantee**”, for the sum of TEN AND 00/100THS DOLLARS (\$10.00), all of each grantor’s interest in the real property in Salt Lake County, State of Utah, as described on **Exhibit A** attached hereto and incorporated herein (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 (“Deed”), 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 the Deed, are hereby incorporated into this Quitclaim Deed and shall be binding on Grantee, its successors and assigns.

The purpose of this instrument is to effectuate a lot line adjustment between Lot C-111 and Lot C-113, of “DAYBREAK URBAN CENTER PLAT 1” subdivision of record and on file in the Official Records of Salt Lake County, Utah.

[Signatures on following page]

Witness, the hand of the duly authorized Grantor, this December 10, 2024.

DTDB 11, LLC,
a Utah limited liability company

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

By: [Signature]
Name: Michael Kunkel
Its: Treasurer

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

On December 10, 2024, personally appeared before me, a Notary Public,
Michael Kunkel, the Treasurer of LHMRE, LLC, a Utah
limited liability company, the Operating Manager of DTDB 11, LLC, a Utah 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
DTDB 11, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC

[SEAL]

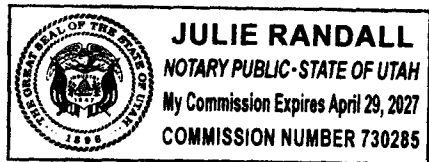


EXHIBIT A

LEGAL DESCRIPTION

Resultant Lot C-113

Beginning at a point that lies South 89°55'30" East 855.883 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4369.401 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 53°27'06" West 233.214 feet; thence North 36°32'54" West 12.833 feet; thence South 53°25'40" West 61.772 feet; thence North 44°20'33" West 612.605 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 87°11'10" East, Chord: North 24°14'09" East 18.262 feet); thence along the arc of said curve 18.694 feet through a central angle of 42°50'37"; thence North 45°39'27" East 242.156 feet to a point on a 487.500 foot radius tangent curve to the right, (radius bears South 44°20'33" East, Chord: North 48°57'48" East 56.222 feet); thence along the arc of said curve 56.253 feet through a central angle of 06°36'41" to a point of compound curvature with a 4.500 foot radius tangent curve to the right, (radius bears South 37°43'52" East, Chord: North 75°21'37" East 3.530 feet); thence along the arc of said curve 3.627 feet through a central angle of 46°10'57"; thence South 81°32'54" East 7.026 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 08°27'06" East, Chord: North 75°57'06" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 53°27'06" East 128.138 feet; thence South 30°55'24" East 118.082 feet; thence North 59°04'36" East 60.907 feet; thence South 88°55'24" East 106.788 feet; thence North 53°27'06" East 63.915 feet; thence South 36°32'54" East 440.077 feet; thence South 51°45'01" West 48.257 feet; thence North 81°32'54" West 48.413 feet; thence South 37°57'11" West 62.524 feet; thence South 36°32'54" East 18.123 feet; thence South 44°27'11" West 44.760 feet; thence North 45°32'49" West 10.500 feet; thence South 44°27'11" West 84.119 feet; thence South 36°34'20" East 17.439 feet to the point of beginning.

Property contains 8.175 acres.

Transfer Parcel 1 (Lot C-111 to Lot C-113)

Beginning at a point on the Northwesterly Line of Lot C-111 of the Daybreak Urban Center Plat 1, said point lies South 89°55'30" East 975.739 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4531.350 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-111 the following (3) courses: 1) North 18°17'35" West 6.752 feet; 2) North 53°27'06" East 76.899 feet; 3) South 36°32'54" East 35.757 feet; thence South 51°45'01" West 48.257 feet; thence North 81°32'54" West 43.527 feet to the point of beginning.

Property contains 0.056 acres, 2424 square feet.

Transfer Parcel 3 (Lot C-111 to Lot C-113)

Beginning at a point on the Northwesternly Line of Lot C-111 of the Daybreak Urban Center Plat 1, said point lies South 89°55'30" East 956.080 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4513.034 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-111 the following (2) courses: 1) North 08°10'15" East 5.621 feet; 2) North 71°42'25" East 5.025 feet; thence South 37°57'11" West 9.056 feet to the point of beginning.

Property contains 0.000 acres, 13 square feet.

WHEN RECORDED, RETURN TO:

Snell & Wilmer L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, Utah 84101

14157925 B: 11447 P: 7224 Total Pages: 3
09/29/2023 08:43 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Parcel No.: 26-24-102-001-0000

SPECIAL WARRANTY DEED

VP DAYBREAK INVESTCO 10 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 **LHMRE, LLC**, a Utah 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 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.

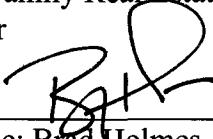
WITNESS the hand of said Grantor this 31st day of August, 2023.

GRANTOR:

VP DAYBREAK INVESTCO 10 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

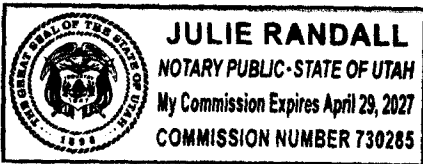
By: 
Name: Brad Holmes
Title: President

[Acknowledgement Follows]

CTI-164221-TOF

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

The foregoing Special Warranty Deed was acknowledged before me this 31st day of August, 2023, by Brad Holmes, President of Miller Family Real Estate, L.L.C., as the sole manager of MRE Investment Management, L.L.C., a Utah limited liability company, as the sole manager of Grantor.



Julie Randall
Notary Public
Residing at: 9350 S. 150 E. Suite 100
Sandy, Utah 84070

EXHIBIT A

Legal Description of the Property

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 10252.121 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3757.319 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Westerly Line North 37°29'42" West 378.052 feet; thence North 53°27'06" East 403.929 feet; thence North 31°27'06" East 421.776 feet; thence North 53°27'06" East 480.130 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36°32'54" East 536.000 feet; thence South 53°27'06" West 1268.877 feet to the point of beginning.