

14229963 B: 11485 P: 6615 Total Pages: 3  
04/19/2024 09:56 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

Mail Recorded Deed & Tax Notice To:  
DTDB 11, LLC  
9350 South 150 East  
Suite 140  
Sandy, UT 84070



File No.: 164221-TOF

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## SPECIAL WARRANTY DEED

**LHMRE, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**DTDB 11, LLC,**

**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, 26-24-101-001, 26-24-101-003,  
26-24-102-002 and 26-24-155-002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this April 19, 2024.

LHMRE, LLC, a Utah limited liability company

BY: [Signature]

Name: Eric Carlson

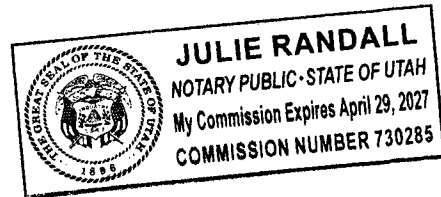
Its: CEO

STATE OF UTAH

COUNTY OF SALT LAKE

On April 19, 2024, before me, personally appeared Eric Carlson, 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 LHMRE, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lot C-111, 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.

14323472 B: 11538 P: 94 Total Pages: 3  
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-109 and C-111  
APNs: 26-24-101-019 & 26-24-101-018

**QUITCLAIM DEED**  
(FOR LOT LINE ADJUSTMENTS)

**DTDB 14, LLC**, a Utah limited liability company, “**Grantor**”, hereby QUITCLAIMS to **DTDB 11, LLC**, a Utah limited liability company, “**Grantee**”, for the sum of TEN AND 00/100THS DOLLARS (\$10.00), all of 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-109 and Lot C-111, 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 14, LLC,**  
a Utah limited liability company

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

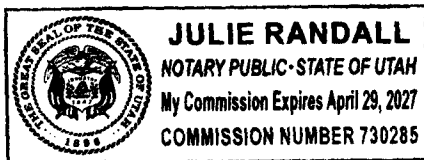
By: [Signature]  
Name: Michael Kunkel  
Its: Treasurer

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 14, 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 14, LLC, a Utah limited liability company.

[Signature]  
NOTARY PUBLIC

[SEAL]



**EXHIBIT A**

**LEGAL DESCRIPTION**

Resultant Lot C-111

Beginning at a Southeasterly Corner of Lot C-111 of the Daybreak Urban Center Plat 1 subdivision, said point being common to the South Corner of Lot C-109 of said Daybreak Urban Center Plat 1, said point lies South 89°55'30" East 1127.685 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 4279.105 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 (23) courses: 1) South 38°59'24" West 40.846 feet; 2) North 29°57'30" West 129.957 feet; 3) North 36°32'54" West 89.911 feet; 4) North 44°44'54" West 31.393 feet; 5) North 44°06'10" East 19.000 feet; 6) North 45°53'50" West 30.649 feet; 7) North 08°10'15" East 29.674 feet; 8) North 71°42'25" East 21.902 feet; 9) North 18°17'35" West 12.915 feet; 10) North 53°27'06" East 76.899 feet; 11) South 36°32'54" East 35.757 feet; 12) North 53°27'06" East 41.026 feet; 13) North 68°44'40" East 57.101 feet; 14) North 53°27'06" East 175.545 feet; 15) South 36°32'54" East 181.044 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 16) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 17) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 18) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 19) South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 12°15'12" East 23.041 feet); 20) along the arc of said curve 23.746 feet through a central angle of 48°35'25"; 21) South 53°27'06" West 131.787 feet; 22) North 36°32'54" West 95.496 feet; 23) South 55°05'50" West 177.516 feet; thence North 55°56'58" West 3.620 feet; thence South 34°03'02" West 9.408 feet to a point on a Southeasterly Line of said Lot C-111; thence along said Lot C-111 the following (2) courses: 1) South 55°05'50" West 54.083 feet; 2) South 34°52'32" East 20.815 feet; thence South 34°03'02" West 1.132 feet; thence South 55°56'58" East 2.938 feet to a point on a Northeasterly Line of said Lot C-111; thence along said Lot C-111 South 34°52'32" East 98.719 feet to the point of beginning.

Property contains 1.759 acres.

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)

**LHMRE, LLC**, a Utah limited liability company, “**Grantor**”, hereby QUITCLAIMS to **DTDB 11, LLC**, a Utah limited liability company, “**Grantee**”, for the sum of TEN AND 00/100THS DOLLARS (\$10.00), all of 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.

**LHMRE, LLC,**  
a Utah limited liability company

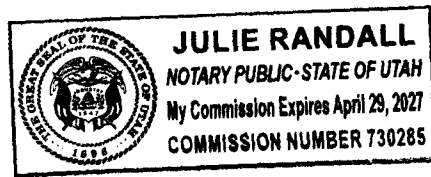
By: [Signature]  
Name: Michael Kunkel  
Its: Treasurer

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, 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 LHMRE, LLC, a Utah limited liability company.

[Signature]  
NOTARY PUBLIC

[SEAL]





**EXHIBIT A**

**LEGAL DESCRIPTION**

Resultant Lot C-111

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 North 36°34'20" West 17.439 feet; thence North 44°27'11" East 84.119 feet; thence South 45°32'49" East 10.500 feet; thence North 44°27'11" East 44.760 feet; thence North 36°32'54" West 18.123 feet; thence North 37°57'11" East 62.524 feet; thence South 81°32'54" East 48.413 feet; thence North 51°45'01" East 48.257 feet; thence North 53°27'06" East 41.026 feet; thence North 68°44'40" East 57.101 feet; thence North 53°27'06" East 175.545 feet; thence South 36°32'54" East 181.044 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 12°15'12" East 23.041 feet); thence along the arc of said curve 23.746 feet through a central angle of 48°35'25"; thence South 53°27'06" West 131.787 feet; thence North 36°32'54" West 95.496 feet; thence South 55°05'50" West 177.516 feet; thence North 55°56'58" West 3.620 feet; thence South 34°03'02" West 9.408 feet; thence South 55°05'50" West 54.083 feet; thence South 34°52'32" East 20.815 feet; thence South 34°03'02" West 1.132 feet; thence South 55°56'58" East 2.938 feet; thence South 34°52'32" East 98.719 feet; thence South 38°59'24" West 40.846 feet; thence North 29°57'30" West 129.957 feet; thence North 36°32'54" West 89.911 feet; thence North 44°44'54" West 31.393 feet; thence South 42°33'25" West 27.492 feet; thence South 53°27'06" West 108.259 feet to the point of beginning.

Property contains 1.799 acres

Transfer Parcel 2 (Lot C-113 to Lot C-111)

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 (2) courses: 1) South 18°17'35" East 6.164 feet; 2) South 71°42'25" West 16.877 feet; thence North 37°57'11" East 15.051 feet; thence South 81°32'54" East 4.886 feet to the point of beginning.

Property contains 0.002 acres, 84 square feet.

Transfer Parcel 4 (Lot C-113 to Lot C-111)

Beginning at a point on the Northwestern Line of Lot C-111 of the Daybreak Urban Center Plat 1, said point lies South  $89^{\circ}55'30''$  East 956.080 feet along the Daybreak Baseline Southeast (Basis of bearings is South  $89^{\circ}55'30''$  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 (5) courses: 1) South  $08^{\circ}10'15''$  West 24.053 feet; 2) South  $45^{\circ}53'50''$  East 30.649 feet; 3) South  $44^{\circ}06'10''$  West 19.000 feet; 4) South  $42^{\circ}33'25''$  West 27.492 feet; 5) South  $53^{\circ}27'06''$  West 108.259 feet; thence North  $36^{\circ}34'20''$  West 17.439 feet; thence North  $44^{\circ}27'11''$  East 84.119 feet; thence South  $45^{\circ}32'49''$  East 10.500 feet; thence North  $44^{\circ}27'11''$  East 44.760 feet; thence North  $36^{\circ}32'54''$  West 18.123 feet; thence North  $37^{\circ}57'11''$  East 38.417 feet to the point of beginning.

Property contains 0.094 acres, 4078 square feet.