

14229961 B: 11485 P: 6609 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 14, LLC
9350 South 150 East
Suite 140
Sandy, UT 84070



File No.: 164221-TOF

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 14, 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 (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 19th, 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

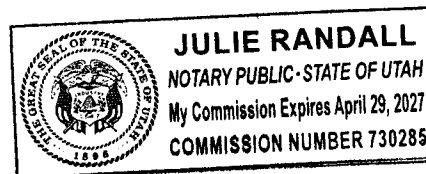


EXHIBIT A
Legal Description

Lot C-109, 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.

WHEN RECORDED RETURN TO AND
SEND SUBSEQUENT TAX BILLS TO:

14323471 B: 11538 P: 90 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

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 11, LLC, a Utah limited liability company, “**Grantor**”, hereby QUITCLAIMS to **DTDB 14, LLC**, a Utah limited liability company, 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 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 14, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC

[SEAL]

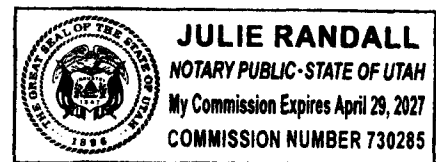


EXHIBIT A

LEGAL DESCRIPTION

Resultant Lot C-109

Beginning at the South Corner of Lot C-109 of the Daybreak Urban Center Plat 1 subdivision, 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-109 North 34°52'32" West 98.719 feet; thence North 55°56'58" West 2.938 feet; thence North 34°03'02" East 1.132 feet to a point on the Southwest Line of said Lot C-109; thence along said Lot C-109 the following (2) courses: 1) North 34°52'32" West 20.815 feet; 2) North 55°05'50" East 54.083 feet; thence North 34°03'02" East 9.408 feet; thence South 55°56'58" East 3.620 feet to a point on the Northwest Line of said Lot C-109; thence along said Lot C-109 the following (5) courses: 1) North 55°05'50" East 26.720 feet; 2) South 40°20'00" East 104.714 feet; 3) South 49°54'53" West 20.644 feet to a point on a 350.500 foot radius tangent curve to the left, (radius bears South 40°05'07" East, Chord: South 44°27'08" West 66.729 feet); 4) along the arc of said curve 66.830 feet through a central angle of 10°55'29"; 5) South 38°59'24" West 15.313 feet to the point of beginning.

Property contains 0.246 acres, 10727 square feet.

Transfer Parcel 1

Beginning at a point on the Northwest Line of Lot C-109 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1110.157 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 4416.445 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-109 South 55°05'50" West 10.081 feet; thence North 34°03'02" East 9.408 feet; thence South 55°56'58" East 3.620 feet to the point of beginning.

Property contains 0.000 acres, 17 square feet.

Transfer Parcel 2

Beginning at a point on the Southwest Line of Lot C-109 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1069.437 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 4362.601 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-109 South 34°52'32" East 3.149 feet; thence North 55°56'58" West 2.938 feet; thence North 34°03'02" East 1.132 feet to the point of beginning.

Property contains 0.000 acres, 2 square feet.