



W2685533

WHEN RECORDED
RETURN TO:

**FOUNDERS TITLE COMPANY
746 EAST WINCHESTER ST
SUITE 100
SALT LAKE CITY, UTAH 84107
PHONE 261-5505**

E# 2685533 PG 1 OF 7
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-May-14 0336 PM FEE \$22.00 DEP SC
REC FOR: FOUNDERS TITLE COMPANY
ELECTRONICALLY RECORDED

F-85207WLE

**SPECIAL WARRANTY DEED AND
ASSIGNMENT OF LEASEHOLD ESTATE**

MT. OGDEN CONVALESCENT CENTER, a Utah general partnership, Grantor, whose partners are Turner Family Limited Partnership, a Utah limited partnership, and Bennett Development, Ltd., a Utah limited partnership, and whose mailing address is 1723 South 2100 East, Salt Lake City, Utah 84108, hereby conveys and warrants against all claiming by, through or under it, and not otherwise, to NORDIC VALLEY HEALTH HOLDINGS, LLC, a Nevada limited liability company, Grantee, whose mailing address is c/o Ensign Services, 27101 Puerta Real, Suite 450, Mission Viejo, CA 92691, the following described property in Weber County, Utah:

A Leasehold Estate in the property described in Exhibit A attached hereto and by this reference made a part hereof created by that certain Lease Agreement dated January 25, 1977 between St. Benedict's Hospital, a Utah Non-Profit Corporation, as Lessor and Mount Ogden Convalescent Center, Inc., as Lessee and recorded February 1, 1977 as Entry No. 687840 in Book 1161 at Pages 338-344 of Official Weber County, Utah Records, as amended, together with all of the rights and interests of Grantor thereunder and subject to the terms, conditions and limitations contained therein.

SUBJECT TO the matters described in Exhibit B attached hereto and by this reference made a part hereof.

Witness the hand of said Grantor effective as of the 7th day of May, 2014.

Mt. Ogden Convalescent Center, a Utah
general partnership

By: The Turner Family Limited
Partnership, a Utah limited partnership,
General Partner

By: Shawn D. Turner
Shawn D. Turner,
General Partner

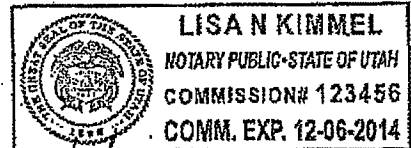
By: Bennett Development, Ltd., a Utah
limited partnership, General Partner

By: Franklin Reed Bennett
Franklin Reed Bennett,
General Partner

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

The foregoing instrument was acknowledged before me this 12 day of May, 2014 by Shawn D. Turner, a general partner of Turner Family Limited Partnership, which is a general partner of Mt. Ogden Convalescent Center, Inc. *e*

NOTARY PUBLIC: Lisa N Kimmel
My commission expires: 12-06-2014 Residing in: Salt Lake City, Utah



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

The foregoing instrument was acknowledged before me this 12 day of May, 2014 by Franklin Reed Bennett, a general partner of Bennett Development, Ltd., which is a general partner of Mt. Ogden Convalescent Center, Inc. *jr*

NOTARY PUBLIC: Lisa N Kimmel
My commission expires: 12-06-2014 Residing in: Salt Lake City, Utah

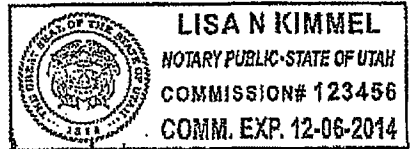


EXHIBIT A

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WHICH IS NORTH 0°26' EAST 1624.33 FEET ALONG
THE SECTION LINE, AND NORTH 89°34' WEST 501.00 FEET AND NORTH 81°44'
WEST 149.66 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17;
RUNNING THENCE SOUTH 16°06' WEST 122.71 FEET; THENCE SOUTH 72°26'
WEST 89.93 FEET; THENCE SOUTH 0°26' WEST 145.10 FEET; THENCE SOUTH
72°26' WEST 305.00 FEET; THENCE NORTH 0°26' EAST 386.94 FEET; THENCE
NORTH 72°26' EAST 253.09 FEET; THENCE EASTERLY ALONG THE ARC OF A
549.06 FOOT RADIUS CURVE TO THE LEFT 186.95 FEET (L C BEARS SOUTH
65°08'45" EAST 186.04 FEET) TO THE POINT OF BEGINNING.

TAX ID No.: 07-053-0028 ^{A.} PT

EXHIBIT B

Permitted Exceptions

9. Taxes for the year 2014 are now a lien, not yet due and payable. Tax ID No: 07-053-0028. (2013 taxes were paid in the amount of \$270,289.86).

1. Personal Property Taxes for the year 2014 are now a lien, but not yet due and payable. Tax ID No: 30-300-6809.

2. Said property is included within the boundaries of Weber Area Dispatch 911 and Emergency Services District, Weber County Schools, Central Weber Sewer and Washington Terrace City, Southeast Redevelopment Plan, and is subject to the charges and assessments thereof. (As of the Date of Policy, there are no amounts currently due and payable.

3. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Robert K. Eisleben
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Dated: August 13, 1976
Recorded: September 22, 1976
Entry No: 676161
Book/Page: 1143/187

4. Intentionally Deleted.

5. Intentionally Deleted.

6. Intentionally Deleted.

7. Intentionally Deleted.

8. Intentionally Deleted.

9. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Robert K. Eisleben
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Dated: March 28, 1977
Recorded: May 9, 1977
Entry No: 697448
Book/Page: 1176/338

10. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Robert K. Eisleben
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Dated: March 15, 1978

Recorded: April 24, 1978
Entry No: 736332
Book/Page: 1237/751

11. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: St. Benedict Development Company, a Partnership
Grantee: St. Benedict's Hospital, a Utah nonprofit corporation
Dated: December 19, 1978
Recorded: March 13, 1978
Entry No: 769885
Book/Page: 1291/443

12. Intentionally Deleted.

13. Intentionally Deleted.

14. Declaration of Restrictions, Easements and Common Areas Maintenance and the terms, conditions and limitations contained therein, except those based on race, color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons:

Recorded: December 29, 1981
Entry No: 849554
Book/Page: 1395/518

15. Intentionally Deleted.

16. Intentionally Deleted.

17. Intentionally Deleted.

18. Intentionally Deleted.

19. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: St. Benedict's Enterprises, Inc.
Grantee: City of Washington Terrace, a Municipal Corporation
Dated: March 24, 1986
Recorded: March 25, 1986
Entry No: 963955
Book/Page: 1487/1239

20. Intentionally Deleted.

21. Intentionally Deleted.

22. Intentionally Deleted.

23. Replacement Cross-Easement Agreement and the terms, conditions and limitations contained therein:

Recorded: September 6, 1989
Entry No: 1088238
Book/Page: 1567/755

24. Intentionally Deleted.

25. Intentionally Deleted.

26. Intentionally Deleted.

27. Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in Instrument:

Recorded: April 26, 1991
Entry No: 1137987
Book/Page: 1598/1103

28. Intentionally Deleted.

29. Notice of Intention to establish the city of Washington Terrace, Utah Special Improvement District No. 98-1 (Resolution No. 97-19) recorded December 23, 1997, as Entry No. 1511597, in book 1898 at page 1543.

30. Affidavit of Rachel A. Seifert and the terms, conditions and limitations contained therein:

Recorded: May 7, 1998
Entry No: 1542911
Book/Page: 1927/415

31. LIEN

Claimant: City of Washington Terrace, a Municipal Corporation
Amount: \$502,364.83
For: Assessment
Recorded: July 10, 2001
Entry No: 1781644
Book/Page: 2152/1080

(As of the Date of Policy, there are no amounts currently due and payable)

32. Resolution No. 23-2005, creating and establishing a Special Service District throughout All of Weber County, to be known as the Weber Area Dispatch 911 recorded on January 24, 2006 as Entry No. 2156401.

(Affects this and other property)

33. Any rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled "HCA Health Care Columbia Ogden Medical Center", dated December 24, 2006, as amended February 14, 2007, prepared by Hansen and Associates, Inc., K. Greg Hansen, LS No. 167819:

- a. Encroachment of Improvements onto recorded easements,
- b. Detention Ponds,
- c. Encroachment of improvements onto unrecorded sewer line

34. Intentionally Deleted.

35. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power
Recorded: March 14, 2012
Entry No: 2566619

36. Intentionally Deleted.

37. Intentionally Deleted.

38. Intentionally Deleted.

39. Intentionally Deleted.

40. Intentionally Deleted.

41. Rights of the public and others entitled thereto, to use for street purposes, that portion of the herein described property lying within the legal bounds of 5350 South Street.