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10/2/2017 11:47:00 AM \$22.00
Book - 10604 Pg - 6958-6961
ADAM GARDINER
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 4 P.

**(7) Salt Lake Regional Medical Center
Salt Lake City, Salt Lake County, Utah**

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Baker Donelson Bearman Caldwell & Berkowitz, PC
420 20th Street North
Suite 1400 Wells Fargo Tower
Birmingham, Alabama 35203
Attention: Lynn Reynolds

ST #01459-25615

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **SALT LAKE REGIONAL MEDICAL CENTER, LP**, a Delaware limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration received to its full satisfaction of **MPT OF SALT LAKE CITY-STEWARD, LLC**, a Delaware limited liability company ("Grantee"), does hereby, subject to the Permitted Exceptions, convey and warrant against all who claim by, through or under the Grantor unto Grantee, and unto its successors and assigns forever the lands lying in Salt Lake, Salt Lake County, Utah, more particularly described on *Exhibit A* attached hereto and incorporated herein by this reference (the "Property"),

together with all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property. Grantor further conveys to Grantee without warranty all of Grantor's right, title and interest in and to any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit the Property and adjacent strips or gores, if any, between the Property and abutting properties, and in and to adjacent streets, alleys or rights-of-way, either at law or in equity, in possession or expectancy.

SUBJECT TO current real property taxes and all unpaid, non-delinquent general and special taxes and assessments; all covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property (collectively, the "Permitted Exceptions").

Send tax statement to:
MPT of Salt Lake City-Steward, LLC
1000 Urban Center Drive, Suite 501
Birmingham, Alabama 35242
Attn: Legal Department

Tax IDS: 16-05-201-005-2000
16-05-201-005-2001
16-05-201-005-2002
16-05-202-013
16-05-202-014
16-05-202-015
16-05-201-006

To have and to hold the Property unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And Grantor hereby covenants with said Grantee that, excluding claims arising out of the Permitted Exceptions, it will forever warrant and defend the title to the Property against all persons claiming by, through or under Grantor, but not otherwise.

[Intentionally Left Blank]

[Signature and acknowledgement on following page]

WITNESS our hands and seals on this 29th day of September, 2017.

**SALT LAKE REGIONAL MEDICAL CENTER,
LP, a Delaware limited partnership**

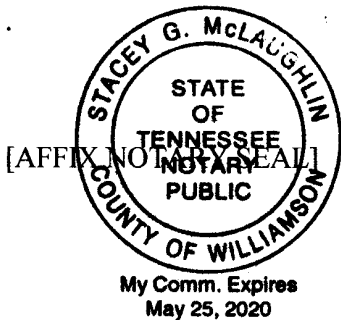
By: IASIS Healthcare Holdings, Inc.,
a Delaware corporation
Its: General Partner

By: W. Carl Whitmer
Name: W. Carl Whitmer
Title: President and Chief Executive Officer

Utah form of acknowledgment (Utah Code Ann. 57-2a-7):

STATE OF TENNESSEE)
Williamson : ss.
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me this 19 day of Sept, 2017, by W. Carl Whitmer, the President and Chief Executive Officer of IASIS Healthcare Holdings, Inc., a Delaware corporation, as the General Partner of **SALT LAKE REGIONAL MEDICAL CENTER, LP**, a Delaware limited partnership.



Stacey G. McLaughlin
NOTARY PUBLIC
Printed Name: Stacey G. McLaughlin
My Commission Expires May 25, 2020

Exhibit A

**(7) Salt Lake Regional Medical Center
Salt Lake City, Salt Lake County, Utah**

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Parcel 1: (16-05-201-005-2000, 16-05-201-005-2001 & 16-05-201-005-2002)

Block 36, Plat "F", SALT LAKE CITY SURVEY. Less and Excepting therefrom: Beginning at the Northeast corner of Block 36, Plat "F", Salt Lake City Survey and running thence South 89°58'31" West 116.00 feet along the North line of said Block 36, thence South 00°01'29" East 148.00 feet, thence South 89°58'31" West 26.00 feet, thence South 00°01'29" East 66.00 feet, thence North 89°58'31" East 142.46 feet to the East line of said Block 36, thence North 00°08'48" West along said East line 214.00 feet to the point of beginning.

Parcel 2: (16-05-201-006)

Beginning at the Northeast corner of Block 36, Plat "F", SALT LAKE CITY SURVEY and running thence South 89°58'31" West 116.00 feet along the North line of said Block 36, thence South 00°01'29" East 148.00 feet, thence South 89°58'31" West 26.00 feet, thence South 00°01'29" East 66.00 feet, thence North 89°58'31" East 142.46 feet to the East line of said Block 36, thence North 00°08'48" West along said East line 214.00 feet to the point of beginning.

Parcel 3: (16-05-202-013)

Commencing 10 rods North from the Southwest corner of Lot 4, Block 35, Plat "F", SALT LAKE CITY SURVEY, and running thence North 55.5 feet, thence East 10 rods, thence South 55.5 feet, thence West 10 rods to the point of beginning.

Parcel 4: (16-05-202-014)

Beginning at a point 165 feet North of the Southwest corner of Lot 4, Block 35, Plat "F", SALT LAKE CITY SURVEY, and running thence East 125 feet, thence South 30 feet, thence West 125 feet, thence North 30 feet to the point of beginning.

Parcel 5: (16-05-202-015)

Commencing at the Southwest corner of Lot 4, Block 35, Plat "F", SALT LAKE CITY SURVEY, and running thence North 125 feet, thence East 90 feet, thence South 125 feet, thence West 90 feet to the place of beginning.

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