

WHEN RECORDED RETURN TO:

Clinic Properties, LLC
226 North 1100 East Suite A
American Fork, UT 84003

WARRANTY DEED

Saratoga Hills Office, LLC, A Utah Limited Liability Company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Clinic Properties, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

Unit 204, contained within the Saratoga Town Center Office Condominium Plat B, Amending Units 203 & 204 by Change to Demising Wall as the same is identified in the Record of Survey Map recorded in Utah County, Utah as Entry No. 63784:2010, (as said Record of Survey Map may have heretofore been amended or supplemented), and in the Declaration of Condominium (including Association Bylaws) of the Saratoga Town Center Office Condominium Plat B, Amending Units 203 & 204 by Change to Demising Wall, recorded in Utah County, as Entry No. 63785:2010 (as said Declaration may have heretofore been amended or supplemented).

Together with: (a) the undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax #: 66-312-0204

TAX ID #: 66-312-0204

also known by street and number as: 76 East Commerce Drive, Saratoga Springs, UT 84045

WITNESS, the hand of said grantor this 13th day of July, 2011.

Saratoga Hills Office, LLC

Spencer H. Hess
By: Spencer H. Hess, Its: Manager

State of UT
County of Salt Lake

The foregoing instrument was acknowledged before me this 13th day of July, 2011 by SPENCER H. HESS, the signer of the foregoing instrument, who being by me duly sworn did say that he is the Manager of Saratoga Hills Office, LLC, A Utah Limited Liability Company, and that SPENCER H. HESS, executed the within instrument by authority of its Operating agreement and said SPENCER H. HESS, duly acknowledged to me that they executed the same. .

[Signature]
Notary Public
My commission expires: 8-16/2014

