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12/24/2020 8:25:00 AM \$40.00
Book - 11087 Pg - 5927-5929
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:

SEND TAX STATEMENT TO:

DeZen Realty2, LLC
Attn: Dr. Brian K. Zehnder
3665 SOUTH 8400 WEST, STE 110
Magna, UT 84044

Parcel No. 15-30-478-047-0000

Accom-JH

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **JORDAN WEST VALLEY MEDICAL OFFICE BUILDING, LLC**, a Utah limited liability company ("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 **DEZEN REALTY2, LLC**, a Utah limited liability company, whose mailing address is 3665 South 8400 West, Ste. 110, Magna, UT 84044 ("Grantee"), does hereby 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 West Valley City, 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.

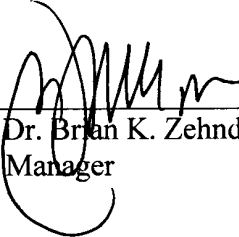
SUBJECT TO current real property taxes and all unpaid, non-delinquent general and special taxes and assessments; all covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances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

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, subject to 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.

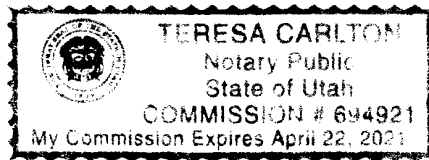
WITNESS our hands and seals on this 24th day of September, 2020.

**JORDAN WEST VALLEY MEDICAL OFFICE
BUILDING, LLC,**
a Utah limited liability company

By: 
Name: Dr. Brian K. Zehnder
Title: Manager

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

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



The foregoing instrument was acknowledged before me this 24th day of September, 2020, by Dr. Brian K. Zehnder as the Manager of **JORDAN WEST VALLEY MEDICAL OFFICE BUILDING, LLC**, a Utah limited liability company.

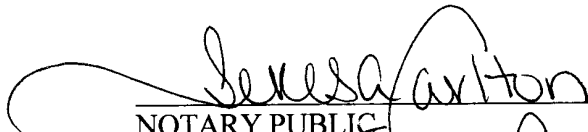

NOTARY PUBLIC
Printed Name: Teresa Carlton
My Commission Expires: 04/22/2021

EXHIBIT 'A'

File No.: **NCS-1022201-SLC1 (jh)**

Property: **3427 South Pioneer Parkway, West Valley City, UT 84120**

PARCEL 1:

LOT 2B OF FMC WEST VALLEY SUBDIVISION LOT 2 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AUGUST 20, 2020 AS ENTRY NO. 13367497 IN BOOK 2020P OF PLATS AT PAGE 209 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, UTAH.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER LOT 2A OF FMC WEST VALLEY SUBDIVISION LOT 2 AMENDED AND OVER LOT 3 OF ROCKY MOUNTAIN CARE SUBDIVISION, SAID EASEMENT RECORDED AS PART OF THAT EASEMENT AGREEMENT BY AND BETWEEN MPT OF WEST VALLEY CITY, LLC AND JORDAN VALLEY MEDICAL CENTER, LP AND JORDAN WEST VALLEY MEDICAL OFFICE BUILDING, LLC, RECORDED SEPTEMBER 25, 2020 AS ENTRY NO. 13405477 IN BOOK 11026 AT PAGE 589 OF OFFICIAL RECORDS.

PARCEL 3:

NON-EXCLUSIVE TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES, SAID EASEMENT RECORDED AS PART OF THAT AMENDMENT TO EASEMENT AGREEMENT BY AND AMONG MPT OF WEST VALLEY CITY, LLC, JORDAN VALLEY MEDICAL CENTER, LP, AND D&M HOLDINGS, LLC, RECORDED SEPTEMBER 25, 2020 AS ENTRY NO. 13405365 IN BOOK 11025 AT PAGE 9811 OF OFFICIAL RECORDS.

A.P.N. 15-30-478-047-0000