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BK 7750 PG 2177

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/30/2021 12:49:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-M

RECORDING REQUESTED BY &  
WHEN RECORDED, RETURN TO:

JF Parkway Partners QOZB, LLC  
1148 W. Legacy Crossing Blvd. Suite 400  
Centerville, UT 84014

Tax Parcel No. 11-856-0001

**SPECIAL WARRANTY DEED**

For good and valuable consideration, IHC HEALTH SERVICES, INC., a Utah nonprofit corporation ("Grantor"), located and having a mailing address at 36 South State Street, 22<sup>nd</sup> Floor, Salt Lake City, Utah 84111, hereby conveys and warrants to JF PARKWAY PARTNERS QOZB, LLC, a Utah limited liability company ("Grantee"), located and having a mailing address at 1148 W. Legacy Crossing Blvd., Suite 400, Centerville, UT 84014, against all who claim by, through, or under Grantor, but not otherwise, the real property situated in Davis County, Utah, and more particularly described in the attached Schedule A, together with all permanent improvements and fixtures located thereon.

DATED as of April 27, 2021.

IHC HEALTH SERVICES, INC.,  
a Utah nonprofit corporation

By: Clay L. Ashdown  
Print Name: Clay L. Ashdown  
Title: Vice President

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

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2021, by Clay L. Ashdown, the Vice President of IHC HEALTH SERVICES, INC., a Utah nonprofit corporation.



Lorrie Callaway  
NOTARY SIGNATURE AND SEAL

**Schedule A**

**Description of Real Property**

Real property located in Davis County, Utah, more particularly described as follows:

LOT 1, LAYTON PARKWAY NORTH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED MARCH 20, 2020, AS ENTRY NO. 3235533, IN BOOK 7474 AT PAGE 347, MAP NO. 6192, IN THE OFFICE OF THE DAVIS COUNTY RECORDER, UTAH.

Tax Parcel No. 11-856-0001