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2/11/2015 2:28:00 PM \$12.00
Book - 10295 Pg - 2920-2921
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

South Bangerter HC, LLC, a Utah limited liability company
9980 S. 300 W. Ste 310
Sandy, UT 84070



File No.: 73656-AM

SPECIAL WARRANTY DEED

RW Riverton Clinic, LLC, a Utah limited liability company

GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

South Bangerter HC, LLC, a Utah limited liability company

GRANTEE(S) of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

PARCEL 1:

Lot 1B, THE HOME DEPOT AMENDED (Amending Lot 1 of The Home Depot Subdivision, as recorded November 10, 2005 as Entry No. 9551334 in Book 2005P at Page 357 in the office of the Salt Lake County Recorder, State of Utah), as recorded on the 9th day of January, 2014 as Entry No. 11787388 in Book 2014P at Page 7, in the office of the Salt Lake County Recorder, State of Utah.

TOGETHER WITH a non-exclusive access easement for ingress and egress by vehicular and pedestrian traffic as set forth in that certain Restriction Agreement and Grant of Easements recorded December 1, 2005 as Entry No. 9569861 in Book 9224 at Page 9448, and amended April 20, 2006 as Entry No. 9699445 in Book 9282 at Page 9735, and amended June 20, 2008 as Entry No. 10458458 in Book 9619 at Page 1070, and amended January 10, 2014 as Entry No. 11788126 in Book 10204 at Page 7467 of official records.

PARCEL 2:

A nonexclusive easement for ingress and egress by vehicular and pedestrian traffic as given in that certain Restriction Agreement and Grant of Easements recorded October 19, 2006 as Entry No. 9881801 in Book 9367 at Page 8708 of official records.

PARCEL 3:

A permanent nonexclusive parking easement as given in that certain Parking Easement Agreement recorded January 10, 2014 as Entry No. 11788127 in Book 10204 at Page 7476 of official records.

TAX ID NO.: 27-32-351-008 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2015 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 10th day of February, 2015.

RW Riverton Clinic, LLC, a Utah limited liability company

BY: Rockworth Companies, LLC, a Utah limited liability company, its Manager

BY: Spencer H Hess
Name: Spencer H. Hess
Title: Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On the 10 day of February, 2015, personally appeared before me Spencer H. Hess, who acknowledged himself to be the Manager of Rockworth Companies, LLC, which is Manager of RW Riverton Clinic, LLC, a limited liability company, and that he, as such MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

