

When Recorded Return To:

Steven A. Kaye, Esq.
Arnall Golden Gregory LLP
171 17th Street, NW Suite 2100
Atlanta, Georgia 30363

Mail Tax Notice To:

c/o White Oak Healthcare REIT, LLC
1751 Pinnacle Drive, 6th Floor
Tysons, VA 22102
Attn: Mr. Paul Nevala
120890-877
49-768-0001

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, UVSL INVESTORS, LLC, a Utah limited liability company (“Grantor”), does hereby grant and convey against all who claim by, through or under the Grantor to: WOJV MAPLETON, LLC, a Delaware limited liability company (“Grantee”), the following described real property (the “Property”) situated in Utah County, Utah:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF

TOGETHER WITH all of Grantor’s right, title, and interest in and to all (i) buildings, structures and improvements located on the Property; (ii) appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights belonging to the Property; (iii) oil, gas, and mineral rights not previously reserved belonging to the Property; (iv) any rights of Grantor to any adjoining strips or gores of property and any land lying within the bed of any adjoining street, highway, or waterway belonging to the Property; and (v) any other rights or privileges appurtenant to such Property or used in connection therewith.

SUBJECT TO: current real property taxes and other assessments; patent reservations; and all easements, rights of way, covenants, conditions, restrictions and other matters of record and any matters that an inspection or survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters above set forth.

EFFECTIVE THIS DATE: December, 20, 2019.

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WITNESS THE HAND OF SAID GRANTOR:

GRANTOR:


UVSL INVESTORS, LLC,
a Utah limited liability company

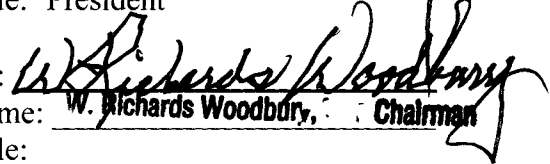
By: UTAH VALLEY SENIOR LIVING,
LLC, a Utah limited liability
company,
its Manager

By: Woodbury Capital II, LP,
a Delaware limited partnership,
its Manager

By: Wood Borough L.L.C.,
a Delaware limited liability company,
its General Partner

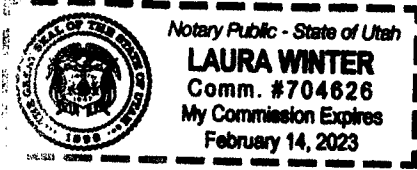
By: Woodbury Corporation,
a Utah corporation,
its Manager

By: 
Name: O. Randall Woodbury
Title: President

By: 
Name: W. Richards Woodbury, Chairman
Title: _____

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

On this 19th day of Dec, 2019 personally appeared before me O. Randall Woodbury, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is acting in the capacity referenced above for Woodbury Corporation, who is the Manager of Wood Borough L.L.C., who is the General Partner of Woodbury Capital II, LP, who is the Manager of Utah Valley Senior Living, LLC, who is the Manager of UVSL Investors, LLC, and that said document was signed by him on behalf of Grantor by the authority of the organizing documents, and said signer acknowledged to me that he executed the same.



Laura W

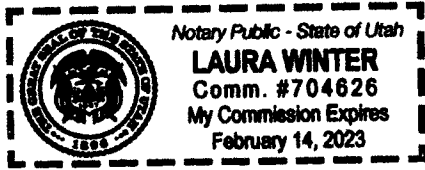
Notary Public

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

On this 19th day of Dec, 2019 personally appeared before me W. Richard Woodbury whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is acting in the capacity referenced above for Woodbury Corporation, who is the Manager of Wood Borough L.L.C., who is the General Partner of Woodbury Capital II, LP, who is the Manager of Utah Valley Senior Living, LLC, who is the Manager of UVSL Investors, LLC, and that said document was signed by him on behalf of Grantor by the authority of the organizing documents, and said signer acknowledged to me that he executed the same.

Laura W

Notary Public



[Handwritten signature]

EXHIBIT "A"

Mapleton Facility

REAL PROPERTY DESCRIPTION

The real property located in Utah County, State of Utah, and more particularly described as follows:

Lot 1, Plat "B", Pheasant View Subdivision, according to the official plat thereof, on file and recorded May 15, 2014, as Entry No. 32739:2014, as Map Filing No. 14242.




PARCEL 1A:

Non-exclusive easements for ingress and egress, utilities, and parking, appurtenant to Parcel 2 described herein, as more particularly defined in that certain Declaration of Easements with Covenants and Restrictions Affecting Land recorded November 20, 2014 as Entry No. 84005:2014 of official records of Utah County, State of Utah.

Tax Id No.: 49-768-0001