

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

120891-DTF
00 0021-0103

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, HVSL 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 HEBER, LLC, a Delaware limited liability company ("**Grantee**"), the following described real property (the "**Property**") situated in Wasatch 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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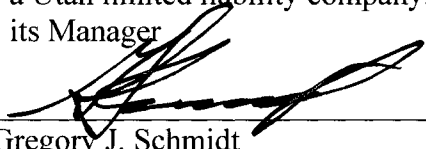



WITNESS THE HAND OF SAID GRANTOR:

GRANTOR:

HVSL INVESTORS, LLC,
a Utah limited liability company

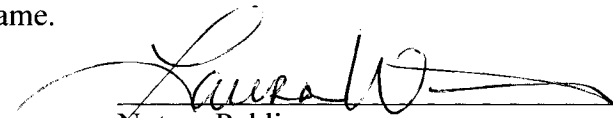
By: WW MANAGEMENT, LLC,
a Utah limited liability company,
its Manager

By: 
Name: Gregory J. Schmidt
Title: Manager

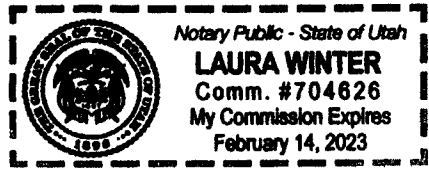
By: 
Name: Matthew Walker
Title: Manager

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

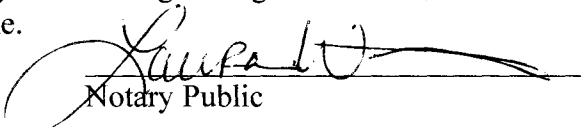
On this 19th day of Dec., 2019 personally appeared before me Gregory J. Schmidt, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is acting in the capacity referenced above for WW Management, LLC, the Manager of HVSL 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.


Notary Public

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



On this 19th day of Dec., 2019 personally appeared before me Matthew Walker, 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 WW Management, LLC, the Manager of HVSL 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.


Notary Public

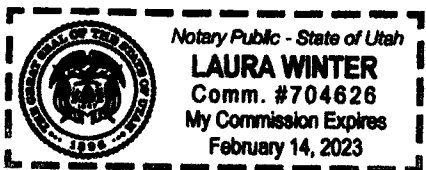


EXHIBIT "A"

Heber Facility

REAL PROPERTY DESCRIPTION

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

Beginning at a point which is North 56.61 feet and East 23.75 feet from the South Quarter Corner of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North 00°00'39" West 333.25 feet; thence East 375.16 feet; thence South 00°01'42" East 346.54 feet; thence South 89°43'55" West 357.17 feet; thence along the arc of a 15.00 foot radius curve to the right 23.61 feet (central angle of 90°11'19" and chord of North 45°10'25" West 21.25 feet), thence South 89°37'22" West 3.03 feet to the point of beginning.

ONE-1522-D



mail tax notice

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Arnall Golden Gregory LLP
171 17th Street, NW Suite 2100
Atlanta, Georgia 30363

120891-DTF
20-0031-0103

Ent 472385 Bk 1276 Pg 1866 - 1868
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2019 Dec 26 10:42AM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

QUITCLAIM DEED

THIS INDENTURE, made as of the 20th day of December, 2019, between HVSL INVESTORS, LLC, a Utah limited liability company ("Grantor"), and WOJV HEBER, LLC, a Delaware limited liability company ("Grantee").

That Grantor, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, and conveyed and by these presents does grant, bargain, sell, alien, convey and forever quit-claim unto Grantee, all of those tracts or parcels of land described on Exhibit A attached hereto and made a part hereof (herein called the "Land"), together with the buildings and improvements thereon, the rights, members, easements and appurtenances thereof, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land (collectively, the "Property").

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

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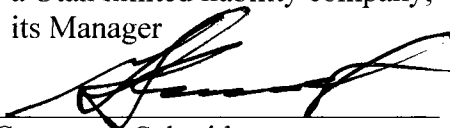


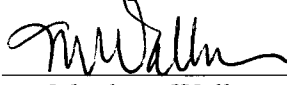
WITNESS THE HAND OF SAID GRANTOR:

GRANTOR:

HVSL INVESTORS, LLC,
a Utah limited liability company


By: WW MANAGEMENT, LLC,
a Utah limited liability company,
its Manager

By: 
Name: Gregory J. Schmidt
Title: Manager

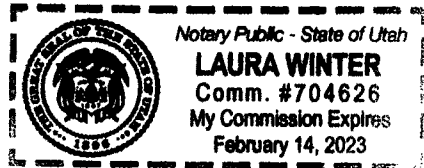
By: 
Name: Matthew Walker
Title: Manager

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

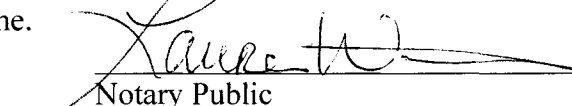
On this 19th day of Dec, 2019 personally appeared before me Gregory J. Schmidt, whose identity is personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is acting in the capacity referenced above for WW Management, LLC, the Manager of HVSL 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.


Notary Public

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



On this 19th day of Dec, 2019 personally appeared before me Matthew Walker, 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 WW Management, LLC, the Manager of HVSL 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.


Notary Public

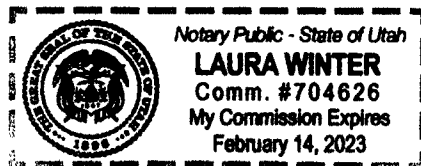


EXHIBIT "A"

COMMENCING AT A 2-INCH BRASS DISK FOUND MARKING THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST; THENCE WITH THE NORTH-SOUTH CENTER LINE OF SAID SECTION, NORTH 0 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 56.61 FEET, MORE OR LESS; THENCE LEAVING SAID NORTH-SOUTH CENTER LINE, NORTH 89 DEGREES 44 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.75 FEET, MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 1200 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID RIGHT-OF-WAY LINE, NORTH 0 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 333.25 FEET, MORE OR LESS; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 44 MINUTES 19 SECONDS EAST, A DISTANCE OF 375.16 FEET, MORE OR LESS; THENCE SOUTH 0 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 346.54 FEET, MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 1200 SOUTH; THENCE WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 89 DEGREES 28 MINUTES 14 SECONDS WEST, A DISTANCE OF 357.17 FEET, MORE OR LESS, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 45 DEGREES 26 MINUTES 9 SECONDS WEST, AND A CHORD DISTANCE OF 21.25 FEET, MORE OR LESS, AND SOUTH 89 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 3.03 FEET, MORE OR LESS TO THE POINT OF BEGINNING, AND CONTAINING 130,261.30 SQUARE FEET, OR 2.990 ACRES, MORE OR LESS. BEARINGS IN THE DESCRIPTIONS ABOVE ARE BASED ON UTAH STATE PLANE COORDINATES, CENTRAL ZONE, NAD-83, US FOOT.

