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3/29/2021 2:00:00 PM \$40.00  
Book - 11145 Pg - 5758-5760  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

MTC 252610

Send Tax Notes to:

Henry Walker Land, LLC  
1215 West Legacy Crossing Blvd.  
Centerville, Utah 84014  
Meridian Title File 252610

Above Space For Recorder's Use  
Affects Parcel No. 22-03-334-022

### SPECIAL WARRANTY DEED

Medical Village L.L.C., a Utah limited liability company, (hereinafter "**Grantor**") of 2180 East 4500 South, Suite 150, Holliday, Utah 84117, hereby **CONVEYS AND WARRANTS** against all claiming by, through or under Grantor, to Henry Walker Land, LLC a Utah limited liability Company of 1215 West Legacy Crossing Blvd., Centerville, Utah 84014, **Grantee**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantor's right, title and interest in and to its undivided interest in that certain real property situated in Salt Lake County, State of Utah, together with a related easement described collectively as follows (the "**Property**"):

Beginning at the Northwest Corner of the Village Professional Building Condominium Plat as found and on file at the Salt Lake County Recorder's Office, Book 80-2, Page 41 and being on the South line of 4500 South Street (106.00 foot right of way), said point being North 89°38'30" West 977.90 feet along the monument line of 4500 South Street and South 0°02'12" West 53.00 feet from a street monument found at the intersection of 4500 South Street and 2300 East Street, said street monument being South 0°07'08" East (South 0°07'30" East, Deed) 253.18 feet (253.09 feet, Deed) from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base & Meridian, and running; thence South 0°02'12" West 282.98 feet along the West line of said Village Professional Building Condominium Plat to the North line of Carriage Lane Apartments Homes Condominium Plat as found and on file at the Salt Lake County Recorder's Office, Book CC, Page 34; thence South 86°22'00" West 55.66 feet along the North line to a Northwest Corner of said Carriage Lane Apartments Homes Condominium Plat; thence South 19°21'00" East 64.00 feet along the West line to an interior corner of said Carriage Lane

Apartments Homes Condominium Plat; thence South 89°02'00" West 259.42 feet along the North line to the Northwest Corner of said Carriage Lane Apartments Homes Condominium Plat and being on the East line of Holladay Boulevard (66.0 foot right of way); thence North 39°05'23" West 50.12 feet along the East line of said Holladay Boulevard; thence Northwesterly 134.74 feet along the arc of a 300.44 foot radius curve to the right (center bears North 50°54'37" East and the long chord bears North 26°14'31" West 133.61 feet with a central angle of 25°41'45") along the East line of said Holladay Boulevard; thence North 68°43'00" East 171.64 feet to and along the South line to the Southeast corner of the Twin Peaks Medical Plaza Condominium Plat as found and on file at the Salt Lake County Recorder's Office Book 88-12, Page 122; thence North 0°21'30" West 131.63 feet along the East line to the Northeast Corner of said Twin Peaks Medical Plaza Condominium Plat and being on the South line of 4500 South Street; thence South 89°38'30" East 225.48 feet along the South line of said 4500 South Street to the point of beginning.

Together with an express easement of ingress and egress (the "Easement").

The basis of bearing for the Easement is North 89°38'30" West measured between the found centerline street monuments at 4500 South and 2300 East and 4500 South and 2100 East, U.S. Survey Feet.

Beginning at A point which is on Southern Line of 4500 South R.O.W., and the Northeast Corner of Parcel 22-03-334-022, said point being North 89°38'30" West 977.90 Feet, and South 0°02'12" West 53.00 Feet from the found Centerline Street Monument at 4500 South and 2300 East, and running thence South 89°38'30" East 11.83 feet along the said Southern R.O.W line; thence South 0°21'30" West 23.39 feet; thence South 8°43'48" East 80.74 Feet; thence South 0°02'12" West 156.72 Feet; thence North 89°57'48" West 24.00 feet to a point on the Western line of said parcel; thence along said Western parcel line North 0°02'12" East 259.97 Feet to the point of beginning, and the said Northeastern Corner of Parcel and Southern R.O.W. Line. located in the Southwest 1/4 of Section 3 Township 2 South, Range 1 East SLM. (Containing 5461 S.F. or 0.125 Acres.)

The conveyance of the Property by Grantor is made "as is" and "where is" in its present physical condition and no representation or warranty concerning the physical condition of the Property is made by Grantor, and all warranties, express or implied, as to the physical condition of the Property including but not limited to any warranty of habitability, fitness for a particular purpose, and/or merchantability are expressly disclaimed by Grantor.

The conveyance of the Property is also made subject to any lease, easement, servitude, covenant, restriction, condition, and/or interest which are a matter of public record.

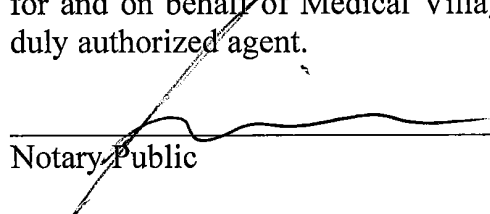
Dated this 26<sup>th</sup> day of March 2021.

**MEDICAL VILLAGE, LLC, / GRANTOR**

  
\_\_\_\_\_  
Bruce Holmes, its Manager / Authorized Agent

STATE OF UTAH                    )  
  : ss  
COUNTY OF SALT LAKE        )

On the 26 day of March, 2021, personally appeared before me Bruce Holmes who duly acknowledged to me that he executed this Special Warranty Deed for and on behalf of Medical Village, LLC as its duly authorized manager and its duly authorized agent.

  
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Notary Public

Residing at:  
Bountiful, UT

Commission Expires: 2/28/23  
~~1561505~~ 704897

