

WHEN RECORDED, RETURN TO:

Guy P. Kroesche, Esq.  
STOEL RIVES LLP  
201 South Main Street, Suite 1100  
Salt Lake City, Utah 84111

SEND TAX NOTICE TO:

James F. Wood, Esq.  
HALE & WOOD PLLC  
4766 Holladay Blvd.  
Holladay, Utah 84117

**SPECIAL WARRANTY DEED**


For good and valuable consideration, COTTONWOOD GENEVA, LLC, a Delaware limited liability company (the "**Grantor**"), located and having a mailing address at 2750 E. Cottonwood Parkway, Suite 560, Cottonwood Heights, Utah 84121, hereby conveys and warrants to IHC HEALTH SERVICES, INC., a Utah nonprofit corporation ("**Grantee**"), located and having a mailing address at 36 South State Street, 23<sup>rd</sup> Floor, Salt Lake City, Utah 84111, (a) those certain tracts of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon (if any), situated in Utah County, Utah, as more particularly described in attached **Schedule "A"** (the "**Real Property**"), and (b) all rights, privileges and appurtenances of Grantor pertaining thereto, if any, including any right, title and interest of Grantor (but without, by this instrument, warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of-way (collectively, the "**Subject Property**").

15-1919 AB  
TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Subject Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made subject to (x) all matters of record or visible on the ground by a physical inspection and/or survey of the Subject Property, but only to the extent that the same are valid and enforceable and affect or relate to the Subject Property and (y) general real property taxes and assessments with respect to the Subject Property that are not yet due and payable.

*[signatures on next page]*

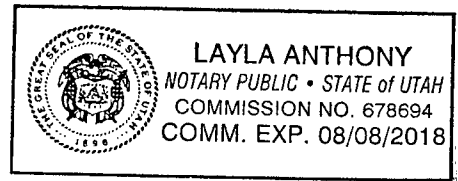
COTTONWOOD GENEVA, LLC, a Delaware limited liability company

By:   
Jeffrey L. Gochmour  
Its: Vice President

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH                )

The foregoing Special Warranty Deed was acknowledged before me this 15<sup>th</sup> day of November, 2017, by Jeffrey L. Gochmour, as the Vice President of COTTONWOOD GENEVA, LLC, a Delaware limited liability company.

  
NOTARY SIGNATURE AND SEAL



*Schedule "A"*

*(Description of Real Property)*

Real property situated in Utah County, State of Utah, located in the Southeast Quarter of Section 8, township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

**Parcel 1:**

All of Lot 5, THE FORGE PLAT "A," on file and of record in the Utah County Recorder's Office, as recorded on January 20 2017, as Entry No 5688:2017, Map No. 15378.

Contains 5.095 acres (approx.)

Parcel No. *39-258-0005 (2018)*  
*a portion of - 40-468-0007 (2017)*

**Parcel 2:**

Together with an Access and Utility Easement as shown on the above referenced Plat, described as follows:

Beginning at a point on the Southerly Right-of-Way Line of Vineyard Collector, said point being South 00°47'32" East 18.75 feet along the section line and West 666.86 feet from the East Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 477.06 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02"); thence North 89°59'58" East 5.50 feet; thence South 00°00'02" East 10.00 feet; thence North 89°59'58" East 379.17 feet; thence South 08°05'53" East 46.46 feet; thence South 89°59'58" West 385.71 feet; thence South 00°00'02" East 10.00 feet; thence South 89°59'58" West 5.50 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00'02" East and the chord bears South 44°59'59" West 21.21 feet with a central angle of 89°59'58" ); thence South 416.33 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02" ); thence South 89°59'58" West 82.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'02" West and the chord bears North 44°59'59" East 21.21 feet with a central angle of 89°59'58"); thence North 416.33 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North 45°00'01" West 21.21 feet with a central angle of 90°00'02" ); thence South 89°59'58" West 5.50 feet; thence North 00°00'02" West 10.00 feet; thence South 89°59'58" West 394.00 feet; thence South 00°00'02" East 10.00 feet; thence South 89°59'58" West 5.50 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00'02" East and the chord bears South 44°59'59" West 21.21 feet with a central angle of 89°59'58" ); thence South 416.33 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02"); thence South 89°59'58" West 82.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'02" West and the chord bears North 44°59'59" East 21.21 feet with a central angle of 89°59'58" ); thence North 416.33 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North 45°00'01" West 21.21 feet with a central angle of 90°00'02" ); thence South 89°59'58" West 5.50 feet; thence North 00°00'02" West 10.00 feet; thence South 89°59'58" West 293.90 feet; thence South 86°36'39" West 76.13 feet, thence South 89°59'58" West 44.60 feet; thence South 00°00'02" East 5.50 feet; thence South 89°59'58" West 163.60 feet, thence Westerly 152.86 feet

along the arc of a 213.50 foot radius curve to the left (center bears South 00°00' 02" 11 East and the chord bears South 69°29' 21" 01 West 149.61 feet with a central angle of 41°01' 15");thence South 48°58' 43" 11 West 45.07 feet; thence Southerly 24.58 feet along the arc of a 15.00 foot radius curve to the left (center bears South 41°01' 17" 11 East and the chord bears South 02°01' 49" 11 West 21.92 feet with a central angle of 93°53' 47" 11 ; thence Northwesterly 105.04 feet along the arc of a 801.00 foot radius curve to the right (center bears North 45°04' 15" 61 East and the chord bears North 41°09' 40" 11 West 104.97 feet with a central angle of 07°30' 49""); thence Easterly 24.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 52°35' 45" East and the chord bears South 84°12' 46" East 21.87 feet with a central angle of 93°37' 02"");thence North 48°58' 43" 11 East 34.66 feet; thence Easterly 205.12 feet along the arc of a 286.50 foot radius curve to the right (center bears South 41°01' 17" East and the chord bears North 69°29' 21" 01 East 200.77 feet with a central angle of 41°01' 15");thence North 89°59' 58" East 192.14 feet; thence South 00°00' 02" East 10.00 feet, thence North 89°59' 58" East 881.00 feet; thence North 00°00' 02" West 10.00 feet; thence North 89°59' 58" East 5.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00' 02" West and the chord bears North 44°59' 59" 11 East 21.21 feet with a central angle of 89°59' 58"");thence North 421.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North 45°00' 01" West 21.21 feet with a central angle of 90°00' 02" 11 ; thence South 89°59' 58" 11 West 405.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00' 02" 11 East and the chord bears South 44°59' 59" 11 West 21.21 feet with a central angle of 89°59' 58" 11 ) ; thence South 421.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00' 01" East 21.21 feet with a central angle of 90°00' 02""); thence North 89°59' 58" East 5.50 feet; thence South 00°00' 02" 11 East 10.00 feet; thence South 89°59' 58" 11 West 93.00 feet; thence North 00°00' 02" 11 West 10.00 feet; thence North 89°59' 58" 11 East 5.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00' 02" 11 West and the chord bears North 44°59' 59" 11 East 21.21 feet with a central angle of 89°59' 58" 11 ; thence North 421.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North 45°00' 01" 11 West 21.21 feet with a central angle of 90°00' 02"");thence South 89°59' 58" West 405.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00' 02" 11 East and the chord bears South 44°59' 59" 11 West 21.21 feet with a central angle of 89°59' 58"");thence South 421.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00' 01" East 21.21 feet with a central angle of 90°00' 02" 11 ) ; thence South 89°59' 58" 11 West 82.00)feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00' 02" 11 West and the chord bears North 44°59' 59" 11 East 21.21 feet with a central angle of 89°59' 58"");thence North 485.16 feet thence Easterly 86.60 feet along the arc of a 7,930.02 foot radius curve to the right (center bears South 00°08' 50" 11 East and the chord bears South 89°50' 04" East 86.60 feet with a central angle of 00°37' 33" 11 ) ; thence South 89°31' 18" 11 East 939.43 feet to the point of beginning.

Electronically Recorded By:

National Title Agency of Utah, Inc.  
6770 South 900 East, Suite 101  
Midvale UT 84047

Escrow No. 15-1919

Tax Parcel No. 39:25:0001, 39:258:0002, 39:258:0003, 39:258:0004, 39:258:0005, 39:258:0006,  
39:258:0007

**AFFIDAVIT**

The undersigned, Rollin M. Domire, who, after first being duly sworn, hereby represents as follows:

1. I am of legal age, familiar with the subject matter of this Affidavit and competent in all respects to make the representations set forth herein.
2. I am a licensed title examiner employed as a title officer by National Title Agency of Utah, Inc. and have reviewed the legal description set forth in the following document (the "Document") which was prepared and recorded by individuals also employed by National Title Agency of Utah, Inc:

Special Warranty Deed recorded November 16, 2017 as Entry No. 113828:2017 in the Office of the Utah County Recorder.

3. The legal description set forth in the Document contains typographical errors. The correct legal description of the property covered by the Document is as follows: (corrections are **bolded**)

See Exhibit A attached hereto.

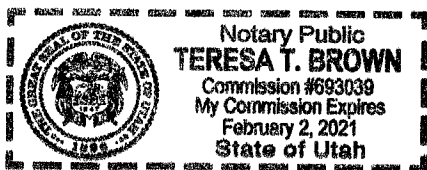
4. This Affidavit is given pursuant to UCA 57-3-106(9) which states, "Minor typographical or clerical errors in a document of record may be corrected by the recording of an affidavit or other appropriate instrument."
5. This Affidavit is given in order to correct the clerical errors described herein and to clarify the record title to certain real property located at 692 North Furnace Road, Vineyard, Utah.

DATED this 14 day of December, 2017.

  
BY: Rollin M. Domire

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

On the 14 day of December, 2017, personally appeared before me Rollin M. Domire, who duly acknowledged to me that he executed the foregoing document.



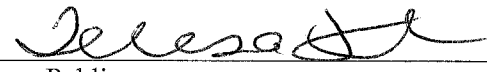
  
Notary Public

Exhibit A  
Legal Description

Real property situated in Utah County, State of Utah, located in the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

PARCEL 1:

All of Lot 5, THE FORGE PLAT "A," on file and of record in the Utah County Recorder's Office, as recorded on January 20 2017, as Entry No 5688:2017, Map No. 15378.

PARCEL 2:

Together with an Access and Public Utility Easement as shown on the above referenced Plat, described as follows:

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feet with a central angle of **41°01'15"**); thence North **89°59'58"** East 192.14 feet; thence South **00°00'02"** East 10.00 feet, thence North **89°59'58"** East 881.00 feet; thence North **00°00'02"** West 10.00 feet; thence North **89°59'58"** East 5.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North **00°00'02"** West and the chord bears North **44°59'59"** East 21.21 feet with a central angle of **89°59'58"**); thence North 421.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North **45°00'01"** West 21.21 feet with a central angle of **90°00'02"**); thence South **89°59'58"** West 405.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South **00°00'02"** East and the chord bears South **44°59'59"** West 21.21 feet with a central angle of **89°59'58"**); thence South 421.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South **45°00'01"** East 21.21 feet with a central angle of **90°00'02"**); thence North **89°59'58"** East 5.50 feet; thence South **00°00'02"** East 10.00 feet; thence South **89°59'58"** West 93.00 feet; thence North **00°00'02"** West 10.00 feet; thence North **89°59'58"** East 5.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North **00°00'02"** West and the chord bears North **44°59'59"** East 21.21 feet with a central angle of **89°59'58"**); thence North 421.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North **45°00'01"** West 21.21 feet with a central angle of **90°00'02"**); thence South **89°59'58"** West 405.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South **00°00'02"** East and the chord bears South **44°59'59"** West 21.21 feet with a central angle of **89°59'58"**); thence South 421.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South **45°00'01"** East 21.21 feet with a central angle of **90°00'02"**); thence South **89°59'58"** West **82.00 feet**; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North **00°00'02"** West and the chord bears North **44°59'59"** East 21.21 feet with a central angle of **89°59'58"**); thence North 485.16 feet thence Easterly 86.60 feet along the arc of a 7,930.02 foot radius curve to the right (center bears South **00°08'50"** East and the chord bears South **89°50'04"** East 86.60 feet with a central angle of **00°37'33"**); thence South **89°31'18"** East 939.43 feet to the point of beginning.