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RETURNED
APR 12 1999

* Combine w/ # 04-003-0072

WHEN RECORDED, RETURN TO:

Thomas R. and Linda E. Burningham

295 South 400 East
Bountiful, UT 84010

pt 1, Lakeview Life Center
04-144-0001

E 1503731 B 2480 P 4
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 APR 12 11:58 AM FEE 14.00 DEP NT
REC'D FOR BURNINGHAM, THOMAS R.

SPECIAL WARRANTY DEED

Hospital Corporation of Utah, a Utah corporation doing business as Lakeview Hospital (the "Grantor"), hereby CONVEYS AND WARRANTS AGAINST ALL CLAIMING BY, THROUGH OR UNDER IT to Thomas R. and Linda E. Burningham, as joint tenants (the "Grantee"), for GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of Utah:

See Exhibit A attached hereto.

SUBJECT TO general property taxes for the year 1999 and thereafter, and all existing liens, encumbrances, rights of way, easements, restrictions, reservations, and other matters of record or enforceable at law or in equity.

SUBJECT TO that certain Right of First Refusal and Restrictive Covenants Agreement of even date herewith between the Grantor and the Grantee recorded immediately after this Special Warranty Deed.

TO HAVE AND TO HOLD the said premises, together with all improvements, tenements, hereditaments and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever.

The Grantor hereby terminates those certain use restrictions contained in that certain Warranty Deed of the Grantor, as grantee, to Health Care Property, Inc., as grantee, recorded June 20, 1994 as Entry No. 1126347 in Book 1771 at Page 1105 with respect to the property conveyed hereby only. Such restrictions shall continue with respect to the remainder of the property conveyed by such Warranty Deed.

DATED the 8th day of March, 1999.

Hospital Corporation of Utah
dba Lakeview Hospital

By Howard K. Patterson
Its Vice President

STATE OF Tennessee)

E 1503731 12480 P 5

SS:
COUNTY OF Davidson)

The foregoing instrument was acknowledged before this 8th day of March, 1999, by Howard K. Patterson, the Vice President of Hospital Corporation of Utah, a Utah corporation.

Helen W. Cook
NOTARY PUBLIC
Residing at Nashville, Tennessee

Commission Expires:
July 27, 2002



Legal Description of Subject Property

That certain real property located in Davis County, Utah more particularly described as follows:

A parcel of land located in the Southwest quarter of Section 20, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and being a portion of the Lakeview Life Center plat as recorded in Book 1771 at Page 318 in the Office of the Davis County Recorder, more particularly described as follows:

Beginning at a point on the Easterly boundary line of 400 East Street which is 100.96 feet North 89°43'12" East and 177.25 feet North 00°06'38" West from the Southwest corner of said Section 20, and running thence North 00°06'38" West 50.00 feet along said street and said boundary of the Lakeview Life Center plat; thence South 88°14'34" East 247.63 feet along said plat; thence South 00°06'38" East 78.30 feet to the Southerly boundary line of said plat; thence Northwesterly 15.47 feet along the arc of a 98.00 foot radius curve to the left through a central angle of 9°02'45" along said line (chord bears North 47°22'19" West 15.46 feet); thence North 52°31'21" West 8.87 along said line feet to a point on a 75.00 foot radius non-tangent curve to the left; thence Northwesterly 29.06 feet along the arc of said curve through a central angle of 22°12'05" along said line (chord bears North 61°31'27" West 28.88 feet); thence North 88°14'31" West 203.87 feet along said line to the point of beginning. Contains 12,883 square feet, or 0.2958 acres, more or less.



Oct. 25, 1998