

3269117
BK 7550 PG 327

~~E-3254761 B 7520 P 2146-2147
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/26/2020 1:37:08 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR INWEST TITLE SERVIC~~

WHEN RECORDED, MAIL TO:
Matthew T. Wirthlin, Esq.
Holland & Hart LLP
222 South Main, Suite 2200
Salt Lake City, UT 84101

Invest # 265716

E 3269117 B 7550 P 327-331
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/9/2020 10:28:00 AM
FEE \$46.00 Pgs: 5
DEP eCASH REC'D FOR INWEST TITLE SERVICES

SPECIAL WARRANTY DEED

SOUTH DAVIS COMMUNITY HOSPITAL, INC., a Utah nonprofit corporation, that also took title as South Davis Community Hospital, Grantor, of 401 South 400 East, Bountiful UT 84010, hereby conveys and warrants against all persons and entities claiming by, through, or under it, to **PROVIDENTIAL BBA PROPERTY, LLC**, a Utah limited liability company, of 481 South 400 East, Bountiful, UT 84010, Grantee, the following described real property which is located in Davis County, Utah, and is more particularly described as follows:

See the attached Exhibit "A," which is incorporated herein by this reference.

Subject to current, non-delinquent real property taxes and assessments, easements, rights-of-way, liens and other encumbrances of record, and all matters that would be disclosed by a true and accurate survey of the real property.

Dated as of the 22nd day of May, 2020.

SOUTH DAVIS COMMUNITY HOSPITAL, INC., a Utah nonprofit corporation

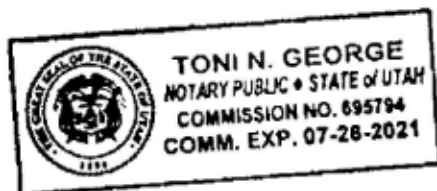
By *Richard M. Mano*
RICHARD M. MANO, SECRETARY

****THIS SPECIAL WARRANTY DEED IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION****

State of Utah)
 :SS
County of Weber)

Rm

The foregoing instrument was acknowledged before me this 22 day of May, 2020, by Richard M. Mano, Secretary of the Board of South Davis Community Hospital, a Utah nonprofit corporation.



Toni N. George
Notary Public

This document has been recorded electronically.
Please see the attached copy to view the County
Recorder's stamp as it now appears in the public record.

WHEN RECORDED, MAIL TO:
Matthew T. Wirthlin, Esq.
Holland & Hart LLP
222 South Main, Suite 2200
Salt Lake City, UT 84101
Invest # 205716

Date: 5/26/2020 Entry: 3254761
Submitted by: Invest Title Services, Inc.

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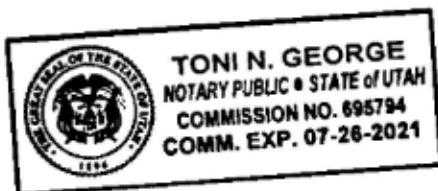
By *Richard M. Mano*
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State of Utah)
 :SS
County of Weber)

[Handwritten signature]

The foregoing instrument was acknowledged before me this 22 day of May, 2020, by Richard M. Mano, Secretary of the Board of South Davis Community Hospital, a Utah nonprofit corporation.



Toni N. George
Notary Public

EXHIBIT "A"
Legal Description

PARCEL A

PART OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 400 EAST STREET, SAID POINT BEING S00°11'23"E 184.96 FEET AND N89°48'37"E 33.00 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 400 EAST (SAID CENTERLINE MONUMENT BEING N00°11'23"W 1109.30 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 500 SOUTH 400 EAST); THENCE N89°48'37"E 133.49 FEET; THENCE S00°11'23"E 6.31 FEET TO AN EXISTING FENCE CORNER; THENCE N89°50'21"E ALONG AN EXISTING FENCE, 114.00 FEET TO AN EXISTING FENCE CORNER; THENCE S00°11'23"E ALONG AN EXISTING FENCE, 260.74 FEET TO THE SOUTHERLY LINE OF LOT 1 OF LAKEVIEW LIFE CENTER; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING ELEVEN COURSES: (1) S46°12'52"E 3.90 FEET; (2) S42°54'19"E 19.87 FEET; (3) S53°31'08"E 8.44 FEET; (4) S49°42'06"E 17.47 FEET; (5) S54°33'54"E 17.75 FEET; (6) S52°06'30"E 56.36 FEET; (7) N41°21'24"E 5.05 FEET; (8) S55°45'02"E 15.77 FEET; (9) ALONG A NONTANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 66.60 FEET, AN ARC LENGTH OF 37.50 FEET, A DELTA ANGLE OF 32°15'51", A CHORD BEARING OF S42°17'56"E, AND A CHORD LENGTH OF 37.01 FEET; (10) S20°19'52"E 4.38 FEET; AND (11) S14°43'22"E 0.75 FEET; THENCE S20°19'46"E 23.83 FEET; THENCE S14°30'00"E 79.17 FEET; THENCE S06°15'00"E 28.99 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 82.07 FEET, A DELTA ANGLE OF 14°15'00", A CHORD BEARING OF S13°22'30"E, AND A CHORD LENGTH OF 81.86 FEET; THENCE S20°30'12"E 53.05 FEET; THENCE S20°29'16"E 14.38 FEET; THENCE S89°44'04"W 4.99 FEET; THENCE S00°11'23"E 236.50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE S89°44'04"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 453.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 400 EAST STREET; THENCE N00°11'23"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 891.30 FEET TO THE POINT OF BEGINNING.

BEING DAVIS COUNTY SERIALS 04-069-0100, 04-069-0003, 04-069-0001, 04-003-0028, 04-003-0027, 04-003-0029, 04-003-0134, 04-069-0005, 04-069-0101, 04-069-0095, 04003-0026, and 04-144-0006

PARCEL B

PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 400 SOUTH STREET, SAID POINT BEING S00°11'23"E 754.07 FEET AND S89°48'37"W 304.75 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 400 EAST (SAID CENTERLINE MONUMENT BEING N00°11'23"W 1109.30 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 500 SOUTH 400 EAST); THENCE S89°57'16"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF 400 SOUTH STREET, 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 300 EAST STREET; THENCE N00°02'07"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 110.00 FEET; THENCE N89°57'16"E 100.00 FEET; THENCE S00°02'07"W 110.00 FEET TO THE POINT OF BEGINNING.

BEING DAVIS COUNTY SERIAL 03-034-0048

THIS PAGE IS BEING ATTACHED TO AND MADE A PART OF THAT CERTAIN SPECIAL WARRANTY DEED THAT WAS RECORDED IN DAVIS COUNTY AS ENTRY #3254761 BOOK 7520 PAGE 2146-2147 AND IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

SIGNED AND DATED THIS 1ST DAY OF JULY, 2020

SOUTH DAVIS COMMUNITY HOSPITAL, INC.



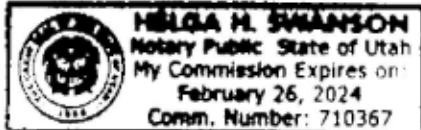
BY:RICHARD M. MANO, SECRETARY

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)

On JULY 1, 2020, personally appeared before me RICHARD M. MANO, SECRETARY, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for SOUTH DAVIS COMMUNITY HOSPITAL, INC., and that said document was signed by them in behalf of said Corporation by Authority of its By-Laws (or a Resolution of its Board of Directors), and said individual(s) acknowledged to me that the said Corporation executed the same.


NOTARY PUBLIC



My Commission Expires: 2/26/2024
Residing at: Kayville, UT

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ALSO:

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BEING DAVIS COUNTY SERIAL 03-034-0048

BOTH AS PREPARED IN SURVEY DATED MARCH 3, 2020 BY REEVE & ASSOCIATES INC, TREVOR J. HATCH P.L.S. 9031945

SITUATE IN DAVIS COUNTY, STATE OF UTAH.