

Prepared by and when recorded return to:

Samuel Grosz, Esq.
210 SW Morrison St # 500
Portland, OR 97204

Name and Address of Taxpayer:

Ft. Worth Charter Holdings, LLC
775 W 1200 N, Suite 100
Springville, UT 84663

STATE OF UTAH)

COUNTY OF DAVIS)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration this day in hand paid to **SH1 BARRINGTON PLACE LLC**, a Delaware limited liability company (the "Grantor"), the receipt of whereof is hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL** and **CONVEY**, unto **FT. WORTH CHARTER HOLDINGS, LLC**, a Utah limited liability company ("Grantee"), the following described real estate situated in Davis County, Utah, to-wit:

See Exhibit A attached hereto and made a part hereof (the "Property");

TOGETHER WITH any and all of Grantor's right, title and interest in and to (i) any and all rights, easements and appurtenances thereunto appertaining, and (ii) the buildings, structures, fixtures and other improvements affixed to or located on said Property.

SUBJECT TO all matters of record, as more particularly set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever, **AND** Grantor does for itself and its successors and assigns covenant with the said Grantee that it will, and its successors and assigns shall, forever warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under such Grantor, but none other.

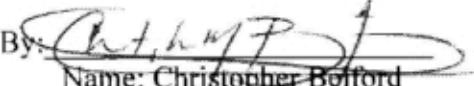
Pursuant to and in accordance with § 57-1-12, Code of Utah (1953), as amended

Grantor's Address: 5101 NE 82nd Ave, Vancouver, WA 98662
Grantee's Address: 775 W 1200 N., Suite 100, Springville, UT 84663
Property Address: 1401 N. 2000 W., in Clinton, Davis County, Utah 84015
Contract Sales Price: \$8,600,000

Tax ID 14-506-0001

IN WITNESS WHEREOF, Grantor has hereunder caused this instrument to be executed effective as of the 28th day of December, 2022.

SHI BARRINGTON PLACE LLC, a Delaware limited liability company


By: 
Name: Christopher Belford
Title: Authorized Representative

STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Belford, whose name as Authorized Representative of SHI Barrington Place LLC, a Delaware limited liability company, signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said representative in such capacity.

Given under my hand and official seal this 27 day of December, 2022.



Notary Public

My Commission Expires
June 10, 2024

My commission expires: _____

[NOTARY SEAL]



EXHIBIT A
Legal Description

Parcel 1:

Lot 1, CLINTON ALZHEIMER SPECIAL CARE CENTER, according to the Official Plat thereof as recorded July 31, 2015 as Entry No. 2883890 in Book 6320 at Page 123, in the Office of the Davis County Recorder, State of Utah.

Parcel 1A:

Rights and easements as reserved in that certain Quit Claim Deed recorded July 17, 2015 as Entry No. 2880768 in Book 6311 at Page 418, of Official Records, as the Easement Area is located in Davis County, Utah and is more particularly described as follows:

Beginning at a point on the Easterly right of way line of 2000 West Street, said point being North 00°09'39" East along the section line 439.96 feet and South 89°50'12" East 38.00 feet from the Southwest corner of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian; and running thence along said right of way line the following two courses: 1) South 89°40'46" East 18.58 feet, 2) North 00°09'37" West 25.00 feet; thence North 89°40'46" West 18.78 feet; thence South 00°18'38" East 25.00 feet to the point of beginning.

Parcel 1B:

Rights and easements as created by that certain Mutual Access Easement Agreement recorded August 5, 2015 as Entry No. 2885168 in Book 6323 at Page 1200 of Official Records, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of 2000 West Street, said point being North 00°09'39" East along the section line 439.96 feet and South 89°50'12" East 38.00 feet from the Southwest corner of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°40'46" East 97.72 feet; thence South 00°19'14" West 42.50 feet; thence South 89°40'46" East 38.00 feet; thence South 00°19'14" West 22.50 feet; thence North 89°40'46" West 67.00 feet; thence North 00°19'14" East 40.00 feet; thence North 89°40'46" West 68.44 feet to said Easterly right of way line; thence North 00°18'38" West along said right of way line 25.00 feet to the point of beginning.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2023 and thereafter, a lien not yet due and payable.
2. Mutual Access Easement Agreement, and the terms, conditions and limitations contained therein, recorded August 5, 2015, as Entry No. 2885168, Book 6323, Page 1200 of the Davis County, Utah Recorder's Office (the "Public Records").
3. Clinton City Stormwater Facilities Maintenance Agreement, and the terms, conditions and limitations contained therein, recorded September 9, 2016, as Entry No. 2965210, Book 6597, Page 1853 of the Public Records.
4. Easement, and the terms, conditions and limitations contained therein, in favor of Comcast of Wasatch, Inc., recorded November 28, 2016, as Entry No. 2984547, Book 6650, Page 1046 of the Public Records.
5. Any matters that might be disclosed by a current and accurate survey of the said premises.
6. Patent - United States of America, and the terms, conditions and limitations therein, recorded December 2, 1946 as Entry No. 95778 in Book Q of Liens & Leases, at Page 148 of the Public Records.
7. The rights of residents and/or patients of the healthcare facility located on the Property, as residents or patients only, with no rights of first refusal, rights of first offer, or other rights to purchase all or any portion of the Property.