

PREPARED BY:
Fidelity National Title Insurance Co.,
National Commercial Services

MAIL TAX NOTICES TO:
Eagle Mountain Medical Partners, LLC,
a Utah limited liability company
707 South Union Park Avenue, suite 300
Midvale, UT 84047

ESCROW NO.: U0050132-801-I2A

APN/Parcel ID(s): 67-144-0204, 67-144-0203

SPECIAL WARRANTY DEED

EM Commercial Development, LLC, a Utah limited liability company, Grantor(s), hereby conveys and warrants against all who claim by, through, or under Grantor(s) to, Eagle Mountain Medical Partners, LLC, a Utah limited liability company, Grantee(s), for the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract(s) of land in County of Utah, State of Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR(S):

**EM Commercial Development, LLC,
a Utah limited liability company**

**CP EM, LLC, Manager of EM
Commercial Development, LLC**

**Corner Partners LLC, Member of
CPEM, LLC**



William G. Gaskill, Manager

**Diamante Vista, L.C.C., Manager of
EM Commercial Development, LLC**



Tiffany A. Walden, Manager

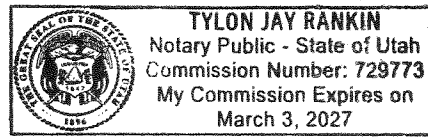
State of Utah)
County of Salt Lake) SS:

On this 10th day of August, in the year 2023, personally appeared before me William g. Gaskill, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of EM Commercial Development, LLC, who is the Manager of CP EM, LLC who is the Member of Corner Partners LLC m and that said document was signed by him/her in behalf of said Company by Authority of its Manager, and acknowledged to me that said Company executed the same.

Witness my hand and official seal.

Tylon Rankin
(Notary Signature)

(Seal)



State of Utah)
County of Salt Lake) SS:

On this 10th day of August, in the year 2023, personally appeared before me Tiffany A. Walden, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of EM Commercial Development LLC, a Utah limited liability company who is the Manager of Diamante Vista, LLC and that said document was signed by him/her in behalf of said Company by Authority of its Manager, and acknowledged to me that said Company executed the same.

Witness my hand and official seal.

Tylon Rankin
(Notary Signature)

(Seal)

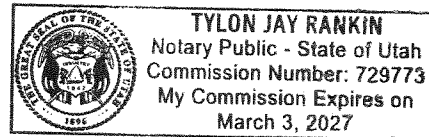


EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED EAGLE MOUNTAIN, IN THE COUNTY OF UTAH, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Lot 204, The Marketplace at Eagle Mountain Town Center Phase 2, according to the official plat thereof, recorded

April 26, 2022 as Entry No. 51337:2022, and as Map Filing No. 18306 of Official Utah County, Utah Records.

PARCEL 1A:

Those Easement(s) appurtenant to Parcel 1 as disclosed and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements of the Marketplace at Eagle Mountain Town Center, recorded July 27,

2021 as Entry No. 130929:2021 of Official Utah County, Utah Records.

PARCEL 2:

Lot 203, The Marketplace at Eagle Mountain Town Center Phase 2, according to the official plat thereof, recorded

April 26, 2022 as Entry No. 51337:2022, and as Map Filing No. 18306 of Official Utah County, Utah Records.

PARCEL 2A:

Those Easement(s) appurtenant to Parcel 2 as disclosed and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements of the Marketplace at Eagle Mountain Town Center, recorded July 27,

2021 as Entry No. 130929:2021 of Official Utah County, Utah Records