

When Recorded, Mail To:  
Utah County  
100 East Center  
Provo, Utah 84606  
Order #52423  
Tax #14-022-0216



ENT 82758:2011 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Nov 17 12:05 pm FEE 0.00 BY EO  
RECORDED FOR UTAH COUNTY

# WARRANTY DEED

TEMPLE VIEW MEDICAL COMPLEX, L.C., A Utah Limited Liability Company grantor

Of Pleasant Grove, County of Utah, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

UTAH COUNTY, A BODY POLITIC OF THE STATE OF UTAH

of 100 East Center, Provo, Utah 84606 grantee  
for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following  
described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF FOR  
LEGAL DESCRIPTION.

Subject to reservations, restrictions, covenants, easements and rights of ways of record, visible by  
inspection or otherwise.

Witness the hand of said grantors, this 16th day of November, A.D. 2011

Signed in the presence of

\_\_\_\_\_

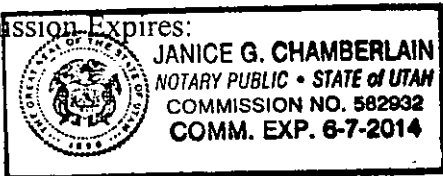
TEMPLE VIEW MEDICAL COMPLEX, L.C.  
By Marshall F. Willis Member  
By Glen R. Fuller Member

STATE OF UTAH )  
COUNTY OF UTAH ) ss.

On the 16th day of November, A.D., 2011 personally appeared before me, MARSHALL F. WILLIS and  
GLEN R. FULLER, Members Of TEMPLE VIEW MEDICAL COMPLEX, L.C., the signers of the foregoing  
instrument, who duly acknowledged to me that they executed the same in behalf of said Limited  
Liability Company.

My Commission Expires:

Address:



Janice G. Chamberlain  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in fee, being part of an entire tract of property, situate in the South half of the Northwest Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, State of Utah, for the widening of the existing North County Boulevard, known as Project No. RD920. The boundaries of said parcel of land are described as follows:

Beginning at intersection of the existing Easterly right of way line of North County Boulevard (4650 West Street) and the Northerly boundary line of said entire tract which point is 1,539.61 feet South 89° 32' 58" West along the Section Line and 1,517.30 feet South from the North Quarter Corner of said Section 19; and running thence East 13.12 feet along the Northerly boundary line of said entire tract; thence South 00° 32' 51" West 249.35 feet to the Northerly right of way line of 800 North Street; thence North 89° 27' 09" West 12.29 feet along said Northerly right of way line; thence North 00° 21' 27" East 249.23 feet along said existing Easterly right of way line to the point of beginning.

ALSO:

A perpetual easement, upon part of an entire tract of property, situate in the South half of the Northwest Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, State of Utah, for the purpose of constructing thereon cut and/or fill slopes and appurtenant parts thereof to facilitate the widening of the existing North County Boulevard, known as Project No. RD920. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Utah County. The Easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. Notwithstanding the foregoing, however, Grantor retains the right to the use of the surface of the easement. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the Easterly right of way line of said Project and the Northerly boundary line of said entire tract which point is 1,541.61 feet South 89° 32' 58" West along the Section Line and 1,517.30 feet South and 13.12 feet East along the Northerly boundary line of said entire tract from the North Quarter Corner of said Section 19; and running thence East 3.93 feet along the Northerly boundary line of said entire tract; thence South 00° 36' 06" West 262.15 feet; thence Northerly 13.46 feet along the arc of a 24.00 foot radius curve to the right (chord bears: North 15° 31' 20" West 13.28 feet) along the Northerly right of way line of 800 North Street; thence North 00° 32' 51" East 249.35 feet along said Project right of way line to the point of beginning.

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