

WHEN RECORDED MAIL TO:

Scioto Properties LLC  
160 East Olentangy Street  
Powell, OH 43065

Tax Parcel Numbers:  
19:047:0035  
19:047:0034  
14:046:0052  
05:023:0014  
05:023:0015

### SPECIAL WARRANTY DEED

This Deed is made effective as of the 17<sup>th</sup> day of January, 2023.

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SP UTAH NO. 1 LLC**, an Ohio limited liability company ("**Grantor**"), whose address is 160 East Olentangy Street, Powell, Ohio 43065, hereby conveys and warrants against any and all persons claiming by, through or under it to **SCIOTO PROPERTIES SP-16 LLC**, an Ohio limited liability company ("**Grantee**"), whose address for all purposes is 160 East Olentangy Street, Powell, Ohio 43065, all of Grantor's right, title and interest in and to the real property described on **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**"), which property is located in Utah County, Utah.

SUBJECT TO easements, conditions and restrictions of record relating to the Property.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the date first above written.

GRANTOR:

**SP UTAH NO. 1 LLC**

By: Scioto Properties LLC, its sole member

By: 

Richard Burkhart

Its: Chief Financial Officer

STATE OF OHIO

COUNTY OF DELAWARE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2023, by Richard Burkhart, Chief Financial Officer of SCIOTO PROPERTIES LLC, an Ohio limited liability company, sole member of SP UTAH NO. 1 LLC, an Ohio limited liability company.



JENNIFER L KIBBEY  
Notary Public  
State of Ohio  
My Comm. Expires  
December 12, 2026

  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A****Hidden Hollow Care Center – 275 West 2000 South, Orem, Utah 84058**

Commencing South 89°40'00" East 891.44 feet along section line and South 16.5 feet from the North quarter corner of Section 34, Township 6 South, Range 2 East, Salt Lake Meridian and running thence South 00°20'00" West 265.99 feet; thence North 89°40'00" West 113.88 feet; thence North 00°20'00" East 266 feet; thence South 89°40'00" East 115.44 to the point of beginning.

The following is shown for information purposes only: Tax ID No. 19:047:0035

**Hidden Hollow Care Center – 261 West 2000 South, Orem, Utah 84058**

Commencing South 89°40'00" East 891.44 feet along section line and South 16.5 feet from the North quarter corner of Section 34, Township 6 South, Range 2 East, Salt Lake Meridian and running thence South 89°40'00" East 129.11 feet; thence South 00°20'00" West 265.70 feet; thence North 89°41'00" West 129.08 feet; thence North 00°20'00" East 265.75 feet to the point of beginning.

The following is shown for information purposes only: Tax ID No. 19:047:0034

**Lindon Care & Training Center – 680 North State Street, Lindon, Utah 84042**

Beginning on the East line of Highway U.S. 91 and the South line of the Charles L. Fillmore property as described in Warranty Deed recorded August 11, 1987 as Entry No. 30840 in Book 2441 at Page 752, of Utah County Records, at a point 8.726 chains (575.916 feet) North and 3.27 chains (215.82 feet) West, 12.925 chains (853.05 feet) South 88°23'00" West and 582.6 feet North 41°48'00" West from the South quarter corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 71°20'00" East along the South line of Fillmore property 363.6 feet; thence South 00°37'00" East 145 feet; thence South 71°20'00" 3.72 feet; thence South 00°37'00" East 274.40 feet; thence South 58°04'00" West 55.60 feet to the East line of said highway; thence North 41°48'00" West 447.50 feet along said East line to the point of beginning.

The following is shown for information purposes only: Tax ID No. 14:046:0052

**Provo Care Center – 256 East Center Street, Provo, Utah 84606****PARCEL 1:**

Commencing at the Northwest corner of Lot 6, in Block 23, Plat "B", Provo City, Survey of Building Lots; thence South 198.00 feet; thence East 57.25 feet; thence North 198.00 feet; thence West 57.25 feet to the place of beginning, and being a part of the Southwest quarter of Section 6, Township 7 South, Range 3 East of the Salt Lake Base and Meridian.

The following is shown for information purposes only: Tax ID No. 05:023:0014

**PARCEL 2:**

Commencing at a point 141.65 feet West from the Northeast corner of Block 23, Plat "B", Provo City Survey of Building Lots; thence South 140.25 feet; thence East 58 feet; thence North 140.25 feet; thence West 58 feet to the place of beginning.

The following is shown for information purposes only: Tax ID No. 05:023:0015