



W2181743

E# 2181743 PG 1 OF 4
DOUG CROFTS WEBER COUNTY RECORDER
23-MAY-06 4:11 PM FEE \$17.00 DEP JM
REC FOR: TALON GROUP
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

Columbia Ogden Medical Center, Inc.
5475 South 500 East
Ogden, Utah 84405

Parcel ID No. ~~30-300-0818~~
~~30-300-0814~~

QUIT-CLAIM DEED
(Lease Encroachments)

WHEREAS, ST. BENEDICT DEVELOPMENT COMPANY, a Utah general partnership, ("Grantor") is the tenant under a certain lease relating to property ("Property") adjacent to the OGDEN REGIONAL HOSPITAL (formerly St. Benedict's Hospital); and

WHEREAS, two (2) buildings currently encroach upon the Property; and

WHEREAS, the undersigned Grantor desires to quit claim any interest it may have in the encroaching buildings and the property upon which they are constructed,

NOW, THEREFORE, Grantor hereby QUIT CLAIMS to COLUMBIA OGDEN MEDICAL CENTER, INC., a Utah corporation, of 5475 South 500 East, Ogden, Utah 84405, ("Grantee"), for the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the following-described real property situated in Weber County, State of Utah:


See Attached Exhibits "A" and "B"

IN WITNESS WHEREOF, Grantor has executed this document this 22nd day of May, 2006.

ST. BENEDICT DEVELOPMENT COMPANY,
a Utah general partnership

By: SBD HOLDING, LTD., a Utah limited partnership
Its: General Partner

By: WGA-IV, INC., a Utah corporation
Its: General Partner


By: G. Walter Gasser
Its: President

THE TALON GROUP
5475 SOUTH

STATE OF UTAH
COUNTY OF SALT LAKE

On May 18, 2006, personally appeared before me G. Walter Gasser who being by me duly sworn did say that he is the President of WGA-IV, Inc., the General Partner of SBD HOLDING, LTD., the General Partner of ST. BENEDICT DEVELOPMENT COMPANY, and that the foregoing instrument was signed on behalf of said General Partnerships and acknowledged to me that said General Partnerships executed the same.



Notary Public



EXHIBIT "A"
Legal Description

Beginning at the Northwesterly corner of the Medical Arts Building said point also being thence North 00°26'00" East along section line 1409.42 feet, and West 373.25 feet from the Southeast corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 72°18'05" East along the outside edge of said building 25.21 feet to the Easterly limits of Parcel "1" Book 395, Page 512; thence South 17°34'00" East along said Parcel "1" 39.07 feet to the Southerly limits of Parcel "1"; thence South 72°24'35" West along said Southerly limits of Parcel "1" 25.12 feet to the Westerly outside edge of the Medical Arts Building; thence North 17°41'65" West along said building 39.02' to the point of beginning.

PT 07-053-0028 ^{KL} REF.

EXHIBIT "B"
Legal Description

Beginning at the Northwesterly corner of the Ogden Regional Hospital Building said point also being thence North $00^{\circ}26'00''$ East along section line 1300.10 feet, and West 574.72 feet from the Southeast corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence North $72^{\circ}18'05''$ East along the outside edge of said building 9.99 feet to the Easterly limits of the quit claim Parcel "1" Book 1455 Page 442; thence South $17^{\circ}35'25''$ East along said quit claim Parcel "1" 12.21 feet to the southerly limits of lease description Parcel "1" book 395 page 512; thence South $72^{\circ}26'00''$ West along said southerly limits of Parcel "1" 9.96 feet to the Westerly outside edge of the Ogden Regional Hospital Building; thence North $17^{\circ}41'55''$ West along said outside edge of building 12.19 feet to the point of beginning.