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12/10/2021 11:35:00 AM \$40.00
Book - 11280 Pg - 5975-5979
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 5 P.

Return to:
Herriman Medical Partners, LLC
13414 South Fort Street
Draper, Utah 84020
Parcels #: 33-06-100-041-0000
33-06-100-042-0000

TERMINATION OF LEASE

The undersigned, executed that certain Lease, recorded September 11, 2018, as Entry No. 12846439, in Book 10711, at Page 2406, records of Salt Lake County, State of Utah, by and between Herriman Medical Partners, LLC as Lessor, and Family First Pediatrics, LLC as Lessee, the undersigned does hereby declare said lease terminated and discharged.

Situate in SALT LAKE County, State of Utah, described as follows:

See attached Exhibit A

This termination of lease is made this 9 day of December, 2021.

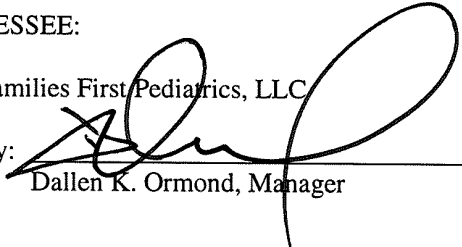
LESSOR:

Herriman Medical Partners, LLC

By: 
Jim Balderson, Manager

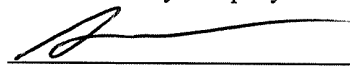
LESSEE:

Families First Pediatrics, LLC

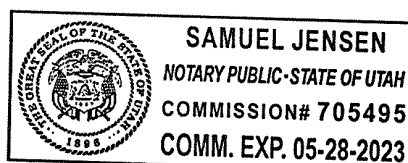
By: 
Dallen K. Ormond, Manager

State of Utah, County of Salt Lake: ss:)

On the 9 day of December, 2021, personally appeared before me Jim Balderson whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the Manager of Herriman Medical Partners, LLC, and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and Jim Balderson acknowledged to me that said limited liability company executed the same.


NOTARY PUBLIC

My commission expires: 5-28-2023
Residing at: 5-28-2023



On the 7 day of December, 2021, personally appeared before me Dallen K. Ormond, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the Manager of Families First Pediatrics, LLC., and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and Dallen K. Ormond acknowledged to me that said limited liability company executed the same.



NOTARY PUBLIC

My commission expires: 5-28-2023
Residing at: Salt Lake

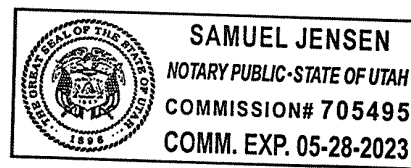


EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT 540.65 FEET NORTH 89°48'47" WEST FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 787 FEET SOUTH 89°48'47" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 6; THENCE RUNNING SOUTH 89°48'47" EAST 83 FEET; THENCE SOUTH 0°21'38" EAST 358 FEET; THENCE NORTH 89°48'47" WEST 83 FEET; THENCE NORTH 0°21'38" WEST 358 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND, CONVEYED TO RIVERTON CITY, A MUNICIPAL CORPORATION, AS DISCLOSED BY WARRANTY DEED RECORDED MARCH 26, 2008 AS ENTRY NO. 10383332 IN BOOK 9586 AT PAGE 6288 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING ROADWAY 13400 SOUTH STREET, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE AS FOLLOWS:

BEGINNING IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT SOUTH 89°48'47" EAST 787.34 FEET (787.00 FEET BY RECORD) ALONG THE SECTION LINE AND 39.00 FEET SOUTH 00°21'38" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 6, SAID CORNER IS 39.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 13400 SOUTH STREET OPPOSITE ENGINEERS STATION 133+14.57; AND RUNNING THENCE NORTH 00°21'38" WEST 45.00 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, SAID POINT LIES IN THE NORTHERLY SECTION LINE OF SAID SECTION 6; THENCE SOUTH 89°48'47" EAST 83.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 00°21'38" EAST, 45.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°48'47" WEST 83.00 FEET ALONG A LINE PARALLEL WITH SAID CENTERLINE TO THE POINT OF BEGINNING

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND, CONVEYED TO THE RIVERTON CITY, A MUNICIPAL CORPORATION, AS DISCLOSED BY WARRANTY DEED RECORDED JUNE 19, 2008, AS ENTRY NO. 10458074 IN BOOK 9618 AT PAGE 9627 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING ROADWAY 13400 SOUTH STREET, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE AS FOLLOWS:

BEGINNING IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT SOUTH 89°48'47" EAST 787.34 FEET (787.00 FEET BY RECORD) ALONG THE SECTION LINE AND 45.00 FEET SOUTH 00°21'38" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 6, SAID CORNER IS 39.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 13400 SOUTH STREET OPPOSITE ENGINEERS STATION 133+14.57; AND RUNNING THENCE NORTH 00°21'38" WEST 45.00 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, SAID POINT BEING IN THE NORTHERLY SECTION LINE OF SAID SECTION 6; THENCE SOUTH 89°48'47" EAST 83.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 00°21'38" EAST 45.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°48'47" WEST 83.00 FEET ALONG A LINE PARALLEL WITH SAID CENTERLINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE RIVERTON CITY, AS DISCLOSED BY QUIT CLAIM DEED CONTROLLED ACCESS RECORDED JANUARY 24, 2013 AS ENTRY NO. 11562822 IN BOOK 10100 AT PAGE 9718 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN LOT 4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 522.73 FEET SOUTH 89°33'56" EAST ALONG THE SECTION LINE AND 45.00 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE SOUTH 89°33'56" EAST 535.01 FEET; THENCE SOUTH 0°06'47" EAST 9.95 FEET; THENCE NORTH 88°48'54" WEST 11.66 FEET; THENCE SOUTH 89°52'10" WEST 230.73 FEET TO THE END OF THE HIGHWAY LIMITED-ACCESS LINE OF UDOT PROJECT MP-0182(6) AT A POINT DESIGNATED AS POINT "B"; THENCE ALONG SAID LIMITED-ACCESS LINE THE FOLLOWING FOUR COURSES: 1) SOUTH 89°52'10" WEST 28.25 FEET; 2) SOUTH 0°06'03" WEST 3.27 FEET; 3)

NORTH 89°31'48" WEST 76.74 FEET; 4) SOUTH 78°58'29" WEST 195.01 FEET TO A POINT DESIGNATED AS POINT "A"; THENCE NORTH 3°58'40" EAST 54.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS 870.00 FEET SOUTH 89°48'37" EAST ALONG THE NORTH SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°48'37" EAST ALONG SAID SECTION LINE 457.65 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 0°21'38" EAST 358.00 FEET ALONG THE EAST LINE OF SAID WEST HALF; THENCE NORTH 89°48'47" WEST 457.65 FEET; THENCE NORTH 0°21'38" WEST 358.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF CALDER PLACE SUBDIVISION, ANDREASON PLACE SUBDIVISION, HAMILTON'S HOMESTEAD SUBDIVISION AND 13400 SOUTH STREET.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND, CONVEYED TO RIVERTON CITY, A MUNICIPAL CORPORATION, AS DISCLOSED BY WARRANTY DEED RECORDED MARCH 26, 2008 AS ENTRY NO. 10383331 IN BOOK 9586 AT PAGE 6285 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING ROADWAY 13400 SOUTH STREET, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE AS FOLLOWS:

BEGINNING IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT SOUTH 89°48'47" EAST 870.33 FEET (870.00 FEET BY RECORD) ALONG THE SECTION LINE AND 45.00 FEET SOUTH 00°11'13" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 6, SAID CORNER IS 39.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 13400 SOUTH STREET OPPOSITE ENGINEERS STATION 133+97.57; AND RUNNING THENCE NORTH 00°21'38" WEST 45.00 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, SAID POINT LIES IN THE NORTHERLY SECTION LINE OF SAID SECTION 6; THENCE SOUTH 89°48'47" EAST 187.65 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 00°21'38" EAST, 45.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°48'47" WEST 187.65 FEET ALONG A LINE PARALLEL WITH SAID CENTERLINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND, CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION, AS DISCLOSED BY WARRANTY DEED RECORDED NOVEMBER 05, 2010 AS ENTRY NO. 11069169 IN BOOK 9876 AT PAGE 5271 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1,057.65 FEET SOUTH 89°48'47" EAST ALONG THE SECTION LINE AND 45.00 FEET SOUTH 0°21'38" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE SOUTH 0°21'38" EAST 9.95 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 69.85 FEET RADIALLY DISTANT SOUTHERLY FROM THE 13400 SOUTH STREET RIGHT OF WAY CONTROL LINE, OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEER STATION 28+72.08; THENCE NORTH 89°03'45" WEST 11.66 FEET; THENCE SOUTH 89°37'19" WEST 258.98 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 71.89 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 26+00.85; THENCE NORTH 0°21'38" WEST 12.35 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 13400 SOUTH STREET; THENCE SOUTH 89°48'47" EAST 270.65 FEET ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°14'51" CLOCKWISE TO MATCH THE ABOVE SAID RIGHT OF WAY CONTROL LINE.)

A TRACT OF LAND IN LOT 4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 522.73 FEET SOUTH 89°33'56" EAST ALONG THE SECTION LINE AND 45.00 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE SOUTH 89°33'56" EAST 535.01 FEET; THENCE SOUTH 0°06'47" EAST 9.95 FEET; THENCE NORTH 88°48'54" WEST 11.66 FEET; THENCE SOUTH 89°52'10" WEST 230.73 FEET TO THE END OF THE HIGHWAY LIMITED-ACCESS LINE OF UDOT PROJECT MP-0182(6) AT A POINT DESIGNATED AS POINT "B"; THENCE ALONG SAID LIMITED-ACCESS LINE THE FOLLOWING FOUR COURSES: 1) SOUTH 89°52'10" WEST 28.25 FEET; 2) SOUTH 0°06'03" WEST 3.27 FEET; 3) NORTH 89°31'48" WEST 76.74 FEET; 4) SOUTH 78°58'29" WEST 195.01 FEET TO A POINT DESIGNATED AS POINT "A"; THENCE NORTH 3°58'40" EAST 54.42 FEET TO THE POINT OF BEGINNING.

Parcel 2A: Together with that certain Reciprocal Access Easement as referenced in that certain Reciprocal Access Easement Agreement recorded September 3, 2021 as Entry No. 13763839 in Book 11235 at Page 5187 in the Salt Lake County Recorder's office.

Tax Parcel No. 33-06-100-042, 33-06-100-041