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7/11/2019 12:00:00 PM \$40.00
Book - 10802 Pg - 1090-1094
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE INS TN
BY: eCASH, DEPUTY - EF 5 P.

Mail Tax Notices to:
HCA Healthcare, Inc.
Attn: Real Estate Department
1100 Dr. Martin L. King, Jr. Blvd.
Suite 500
Nashville, TN 37203

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "**Deed**"), is made as of this 8th day of July, 2019, by HTC COMMUNITIES, LLC, a Delaware limited liability company ("**Grantor**"), whose address is 10421 S. Jordan Gateway, Suite 200, South Jordan, Utah 84095.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has bargained and sold to MOUNTAIN DIVISION, INC., a Utah corporation ("**Grantee**"), and Grantee's heirs and assigns, forever, the following described land, situate, lying and being in Salt Lake County, Utah, to-wit (the "**Property**"):

Lot 7, Herriman Towne Center Market Place Lot 7, according to the Official Plat thereof, recorded May 26, 2017, as Entry No. 12543387, in Book 2017P at Page 127 in the Office of the Salt Lake County Recorder. Tax Parcel No. 26-36-451-003

AND the Grantor hereby covenants to Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

This conveyance is made and accepted subject to those restrictions, covenants and other provisions set forth on Exhibit A attached hereto and made a part hereof, and which shall be recorded in the official records of Salt Lake County, State of Utah.

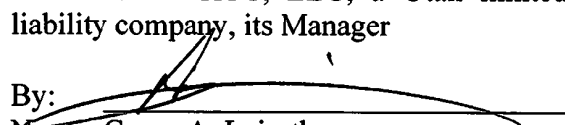
[signature page follows]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the day and year first written above.

GRANTOR:

HTC COMMUNITIES, LLC, Delaware limited liability company

By: Momentum - HTC, LLC, a Utah limited liability company, its Manager

By: 
Name: Corey A. Leiseth
Title: Manager

STATE OF UTAH)

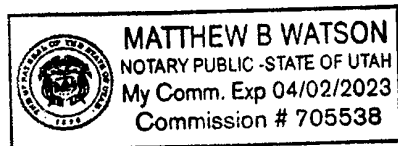
:ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8th day of July, 2019, by Corey A. Leiseth, as Manager of Momentum - HTC, LLC, the Manager of HTC Communities, LLC a Delaware limited liability company, on behalf of said company.


Notary Public, State of Utah

My Commission Expires: 4-2-23



After Recording Return To:

Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219-8966
Attn: Alex J. Porter, Esq.

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Exceptions to Title

1. Rights of the public in streets and highways adjoining the Property, if any.
2. Zoning and building laws of record.
3. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Record.
5. Any charge upon the land by reason of its inclusion in Herriman City, South Valley Sewer District and Wasatch Front Waste & Recycling District.
6. Notice of Adoption of Herriman Towne Center Community Development Project Area Plat Dated November 13, 2009, recorded January 26, 2010, as Entry No. 10885896, in Book 9799, at Page 5413, of the Official Records.
7. Any charge upon the land by reason of its inclusion in Salt Lake Valley Law Enforcement Service Area pursuant to that Certificate of Annexation recorded December 12, 2011 as Entry No. 11295833, in Book 9973, at Page 9832 of Official Records.
8. Any charge upon the land by reason of its inclusion in Salt Lake Valley Fire Service Area pursuant to that Certificate of Annexation recorded February 1, 2013 as Entry No. 11568660, in Book 10104, at Page 222, of the Official Records.
9. Any charge upon the land by reason of its inclusion in Herriman City Safety Enforcement Area pursuant to that Certificate of Creation recorded December 27, 2017 as Entry No. 12686795, in Book 10633, at Page 3494 of the Official Records.
10. Easements and incidental purposes in favor of Herriman Irrigation Company of Herriman and/or the Utah Water and Power Board as set forth in that Conveyance of Property and Easement recorded June 11, 1953 as Entry No. 1332941, in Book 1013, at Page 339 of the Official Records.
11. Easements and incidental purposes in favor of The Rose Creek Irrigation Company, a corporation of Salt Lake County and/or the Utah Water and Power Board, as set forth in that Warranty Deed of Water Right recorded August 24, 1971 as Entry No. 2405223, in Book 2990, at Page 879 of the Official Records.
12. Easements and incidental purposes in favor of Herriman Irrigation Company, a corporation and/or the State of Utah, acting through the Board of Water Resources, as set forth in

Easement to Use Distribution System recorded February 26, 1974 as Entry No. 2602125, in Book 3523, at Page 249 of the Official Records.

13. Terms, conditions, provisions, restrictions, easements and incidental purposes as set forth in that Permanent Utility and Access Easement Agreement recorded March 3, 2008 as Entry No. 10363500, in Book 9577, at Page 7906 of the Official Records; as amended by Easement Disclaimer recorded September 14, 2010 as Entry No. 11031369, in Book 9858, at Page 5921 of the Official Records; as further amended by Easement Disclaimer recorded September 30, 2010 as Entry No. 11042566, in Book 9863, at Page 9208 of the Official Records.

14. Reservations set forth in Special Warranty Deed recorded November 21, 2008 as Entry No. 10566573, in Book 9660, at Page 5534 of the Official Records.

15. Easements, notes and restrictions as set forth on the Official Plat of 13400 South Roadway Dedication (Plat D - Phase 1A) recorded August 26, 2010 as Entry No. 11018440, in Book 2010P of Plats, at Page 133 of the Official Records.

16. Terms, conditions, provisions, restrictions, easements and incidental purposes as set forth in the Shopping Center Easement Agreement recorded November 18, 2010 as Entry No. 11078250, in Book 9880, Page 2603 of the Official Records.

17. Terms, conditions, provisions, restrictions, easements and incidental purposes as set forth in the Restrictive Covenant recorded November 18, 2010 as Entry No. 11078251, Book 9880, Page 2616 of the Official Records.

18. Easements and incidental purposes in favor of South Valley Sewer District, a body politic of the State of Utah, as set forth in that Easement recorded November 1, 2011 as Entry No. 11272055, in Book 9963, Page 3420 of the Official Records.

19. Easements, notes and restrictions as set forth on the Official Plat of Herriman Towne Center Market Place Lot 1 recorded December 22, 2011 as Entry No. 11301754, in Book 2011P of Plats, Page 164 of the Official Records.

20. Easements, notes and restrictions as shown on the recorded plat for Herriman Rose Boulevard Roadway Dedication (Plat C - Phase 2) recorded July 20, 2012 as Entry No. 11433524, in Book 2012P of Plats, Page 101 of the Official Records.

21. The effect of a City Engineer's Affidavit of Street Address recorded September 12, 2013 as Entry No. 11722918, in Book 10176, Page 8389 of the Official Records.

22. Easements, notes and restrictions as set forth on the Official Plat of Herriman Towne Center Market Place Lots 3 and 4 recorded May 10, 2013 as Entry No. 11638845, in Book 2013P of Plats, Page 86 of the Official Records.

23. Terms, conditions, provisions, restrictions, easements and incidental purposes as set forth in that Declaration of Cross Easements recorded August 27, 2013 as Entry No. 11713476, in Book 10172, Page 6729 of the Official Records.

24. Terms, conditions, provisions, restrictions, easements and incidental purposes as set forth in that Water Source Protection Restriction recorded May 1, 2014 as Entry No. 11842682, in Book 10227, Page 7720 of the Official Records.

25. Terms, conditions, provisions, restrictions, easements and incidental purposes as set forth in that Water Source Protection Restriction recorded May 1, 2014 as Entry No. 11841683, in Book 10227, Page 7723 of the Official Records.

26. Terms, conditions, provisions, restrictions, easements and incidental purposes as set forth in that Water Source Protection Restriction recorded May 1, 2014 as Entry No. 11842684, in Book 10227, Page 7726 of the Official Records.

27. Easements and incidental purposes in favor of South Valley Sewer District, a body politic of the State of Utah, as set forth in that Easement recorded May 7, 2014 as Entry No. 11845370, in Book 10229, Page 539 of the Official Records.

28. Easements, notes and restrictions as set forth on the Official Plat of Herriman Towne Center Market Place Lots 5 & 6 recorded May 8, 2014 as Entry No. 11846114, in Book 2014P of Plats, Page 95 of the Official Records.

29. The terms, easements, rights of way, covenants, conditions and restrictions of that instrument entitled: Easements with Covenants and Restrictions Affecting Land ("ECR") recorded June 12, 2014 as Entry No. 11864952, in Book 10237, Page 7857 of the Official Records.

30. An easement over, across or through the land for water line facilities and any other appurtenances and incidental purposes as granted to Herriman City, a Utah municipality by Grant of Easement for Public Water Line recorded March 9, 2017 as Entry No. 12491626, in Book 10536, Page 4852 of the Official Records.

31. An easement over, across or through the land for storm drain pipes and any other appurtenances and incidental purposes as granted to owners of the Herriman Towne Center Market Place Lots 3, 4 and 5 by Instrument recorded May 26, 2017 as Entry No. 12543386, in Book 10561, Page 4731 of the Official Records.

32. Easements, notes and restrictions as shown on the recorded plat for Herriman Towne Center Market Place Lot 7 recorded May 26, 2017 as Entry No. 12543387, in Book 2017P of Plats, Page 127 of the Official Records.

33. Set back lines, easements, rights of way, encroachments, boundary line disputes and other matters shown on that certain ALTA survey (Job No. 19-011) dated June 20, 2019, prepared by Diamond Land Surveying, LLC.