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7/8/2020 8:20:00 AM \$40.00
Book - 10975 Pg - 1723-1727
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

**Jordan Valley
Salt Lake County, Utah**

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Baker Donelson Bearman Caldwell & Berkowitz, PC
420 20th Street North
Suite 1400
Birmingham, Alabama 35203
Attention: Lynn Reynolds

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **JORDAN VALLEY MEDICAL CENTER, LP**, a Delaware limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration received to its full satisfaction of **MPT OF WEST JORDAN-STEWARD PROPERTY, LLC**, a Delaware limited liability company ("Grantee"), does hereby convey and warrant against all who claim by, through or under the Grantor unto Grantee, and unto its successors and assigns forever the lands lying in Salt Lake County, Utah, more particularly described on *Exhibit A* attached hereto and incorporated herein by this reference (the "Property"),

together with all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property. Grantor further conveys to Grantee without warranty all of Grantor's right, title and interest in and to any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit the Property and adjacent strips or gores, if any, between the Property and abutting properties, and in and to adjacent streets, alleys or rights-of-way, either at law or in equity, in possession or expectancy.

Send tax statement to:

MPT of West Jordan-Steward Property, LLC
1000 Urban Center Drive, Suite 501
Birmingham, Alabama 35242; Attn:Legal Department

SUBJECT TO current real property taxes and all unpaid, non-delinquent general and special taxes and assessments; all covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

To have and to hold the Property unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And Grantor hereby covenants with said Grantee that, subject to the Permitted Exceptions, it will forever warrant and defend the title to the Property against all persons claiming by, through or under Grantor, but not otherwise.

[Intentionally Left Blank]

[Signature and acknowledgement on following page]

WITNESS our hands and seals on this 7th day of July, 2020.

JORDAN VALLEY MEDICAL CENTER, LP,
a Delaware limited partnership

By: IASIS Healthcare Holdings, Inc.,
a Delaware corporation

Its: General Partner

By: [Signature]
Name: John M. Doyle
Title: Treasurer

Utah form of acknowledgment (Utah Code Ann. 57-2a-7):

STATE OF TEXAS)
) : ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 2nd day of July, 2020, by John M. Doyle, as Treasurer of IASIS Healthcare Holdings, Inc., a Delaware corporation, as the General Partner of **JORDAN VALLEY MEDICAL CENTER, LP**, a Delaware limited partnership.

[AFFIX NOTARY SEAL]

[Signature]
NOTARY PUBLIC
Printed Name: GINA FLORES
My Commission Expires: 10/11/2021

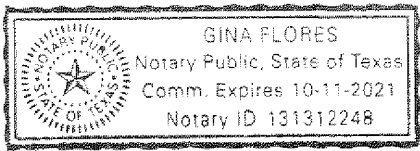


Exhibit A

PARCEL 1: (27-05-251-025)

Lot 1, JORDAN VALLEY MEDICAL CENTER, according to the Official Plat thereof recorded November 3, 2015, as Entry No. 12164134, in Book 2015P of Plats, at Page 252, in the Office of the Salt Lake County Recorder, State of Utah.

PARCEL 2: (27-05-251-024-2002:2000:2001 Lot 2, and 27-05-251-026 Lot 3)

Lots 2, and 3, JORDAN VALLEY MEDICAL CENTER, according to the Official Plat thereof recorded November 3, 2015, as Entry No. 12164134, in Book 2015P of Plats, at Page 252, in the Office of the Salt Lake County Recorder, State of Utah.

PARCEL 3: (27-05-251-005)

Beginning on the centerline of 9000 South Street, said point being due South 2669.21 feet and due East 3678.81 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89°56' West 1059.68 feet and North 85°04' West 390.10 feet and South 89°56' West 180.38 feet from the East Quarter Corner of the aforesaid Section 5; and running thence North 0°01'47" West 1313.81 feet to the 40 acres line; thence South 89°32'34" East along said 40 acre line 198.01 feet; thence South 0°01'47" East 724.33 feet; thence North 89°32'34" West 148.01 feet; thence South 0°01'47" East 589.18 feet; thence South 89°56' West 50.00 feet to the point of beginning.

PARCEL 4: (27-05-251-006)

Beginning on the centerline of 9000 South Street, said point being due South 2670.52 feet and due East 3876.81 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89°56' West 1059.68 feet and North 85°04' West 372.42 feet from the East Quarter Corner of the aforesaid Section 5; and running thence North 85°04' West 17.68 feet; thence South 89°56' West 130.38 feet; thence North 0° 01'47" West 587.85 feet; thence South 89°32'34" East 148.01 feet; thence South 0°01'47" East 589.37 feet to the point of beginning.

PARCEL 5:

Benefits, if any, as contained in that certain Reciprocal Grant of Parking Easement, recorded December 23, 1983, as Entry No. 3886627, in Book 5518, at Page 2199, of Official Records, and re-recorded on March 19, 1984, as Entry No. 3918077, in Book 5539, at page 2760, of Official Records.

PARCEL 6:

Benefits, if any, as contained in that certain Declaration of Covenants and Mutual Easements, recorded December 6, 1994, as Entry No. 5979767, in Book 7066, at page 1190, of Official Records.

PARCEL 7:

Benefits, if any, as contained in that certain Declaration of Easements, recorded August 4, 2005, as Entry No. 9452353, in Book 9169, at page 5447, of Official Records, and Amended and Restated Declaration of Easements, recorded October 26, 2005, as Entry No. 9533994, in Book 9208, at page 1175, of Official Records, and Second Amended and Restated Declaration of Easements and Restrictions, recorded January 9, 2007, as Entry No. 9966231, in Book 9406, at Page 2619, of Official Records.

PARCEL 8:

Benefits, if any, as contained in that certain Easement Agreement, recorded October 23, 2015, as Entry No. 12156790, in Book 10372, at page 9107, of Official Records.

Said property is also known by the street address of:
APN 27-05-251-025-000