

Recorded at Request of 18118

at M. Fee Paid \$

by Dep. Book Page Ref.:

Mail tax notice to GRANTEE Address 1435 E 1100 S Springville, Ut 84663

# WARRANTY DEED

[CORPORATE FORM]

UTAH TITLE  
P-6510

MOUNTAIN VIEW HOSPITAL, INC.  
organized and existing under the laws of the State of Utah, with its principal office at  
100 E. Hwy 6 Payson, of County of Utah, State of Utah,  
grantor, hereby CONVEYS AND WARRANTS to

MESA BONITA CORPORATION grantee  
of TEN AND NO/100 OTHER GOOD AND VALUABLE CONSIDERATION for the sum of  
DOLLARS.

the following described tract of land in Utah County,  
State of Utah:

Commencing at a point located South 1634.87 feet and West 499.28 feet from the East one-quarter corner of Section 9, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 78° 16'07" East 190.52 feet; thence South 273.06 feet; thence South 78° 16'07" West 135.00 feet; thence North 11°43'54" West 267.36 feet to the point of beginning.

aka Lot 2, Plat "A", MOUNTAIN VIEW PROFESSIONAL CENTER, AN UNRECORDED SUBDIVISION

This conveyance is made subject to those Restrictive Covenants given on Exhibit "B" attached hereto and incorporated herein by reference.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized ~~under its resolution~~ <sup>by its by laws</sup> duly adopted by the board of directors of the grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 6th day of June, A. D. 19 83

Attest: Charles A. Schliebs  
Assistant Secretary.  
[CORPORATE SEAL]

MOUNTAIN VIEW HOSPITAL, INC. Company  
By Donald W. Fish  
Donald W. Fish Vice President.

STATE OF ~~KY~~ TENNESSEE }  
County of DAVIDSON } ss.

On the 6th day of June, A. D. 1983  
personally appeared before me Donald W. Fish and Charles A. Schliebs  
Vice who being by me duly sworn did say, each for himself, that he, the said Donald W. Fish Assistant  
is the president, and he, the said Charles A. Schliebs is the secretary  
of Mountain View Hospital, Inc. ~~XXXXXX~~ and that the within and foregoing  
instrument was signed in behalf of said corporation by authority of ~~its board of directors~~ <sup>its by laws</sup>  
~~thereof~~ and said Donald W. Fish and Charles A. Schliebs  
each duly acknowledged to me that said corporation executed the same and that the seal affixed  
is the seal of said corporation.

[Signature] Notary Public.  
Nashville Tennessee  
My commission expires 10/15/83 My residence is

## UTAH TITLE AND ABSTRACT COMPANY

Salt Lake 355-7533 Tooele 882-3511 Davis 867-2273 773-1653 534-0422 Weber 621-7542

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EXHIBIT "B"

RESTRICTIVE COVENANTS TO DEED FROM  
MOUNTAIN VIEW HOSPITAL TO  
MESA BONITA CORP.

This conveyance is subject to such easements for sewer, water and utility lines as exist of record, and such restrictive covenants, applicable government regulations, planning and zoning ordinances relating to said property that affect its use, improvement, enjoyment and maintenance.

It is agreed that the use of the instant property is and shall be limited to the construction and maintenance of a medical office building for the care and treatment of human beings and parking facilities incidental thereto. Specifically excluded is a commercial laboratory and a commercial X-ray; however, this shall in no way restrict any occupant of the aforesaid office building from maintaining and performing his own individual laboratory and X-ray procedures for his patients. Commercial laboratory and commercial X-ray are defined for purposes of this Contract as including, but not limited to, any laboratory or X-ray work performed by an occupant of the building for any other occupant of the building, or for any third party.

The building to be constructed on the property, unless otherwise approved by Seller, will be used solely for offices of physicians who are members in good standing of the medical staff of HCA's or its subsidiary's nearby hospital and the employees of such physicians.

The above shall constitute covenants running with land and shall be binding until such time as HOSPITAL CORPORATION OF AMERICA or its subsidiary ceases to operate an acute care hospital adjacent to the property sold herein.

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UTAH TITLE & ABSTRACT CO.

1983 JUN 20 PM 4: 04

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UTAH COUNTY  
DEPT. OF  
PH. 453-  
MAY 1983