

WHEN RECORDED, RETURN TO:

IHC HEALTH SERVICES, INC.
36 South State Street, 21st Floor
Salt Lake City, Utah 84111
Attention: Corporate Real Estate Director



ENT 204995:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 22 10:20 am FEE 40.00 BY LT
RECORDED FOR IHC HEALTH SERVICES

APN: 36:390:0010; 58:032:0177; 58:032:0178; 58:032:0190

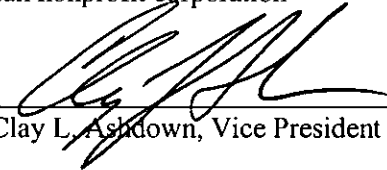
QUITCLAIM DEED

For good and valuable consideration, IHC HEALTH SERVICES, INC., a Utah nonprofit corporation, as “Grantor,” located and having a mailing address at 36 South State Street, 21st Floor, Salt Lake City, Utah 84111, hereby quitclaims to IHC HEALTH SERVICES, INC., a Utah nonprofit corporation, located and having a mailing address at 36 South State Street, 21st Floor, Salt Lake City, Utah 84111, those certain tracts of land situated in Utah County, Utah, and more particularly described in attached *Schedule A* (the “Land”).

The purpose of this instrument is to reconfigure the legal boundaries between the four parcels comprising the Land.

DATED as of the 16 day of December, 2020.

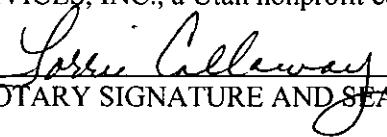
IHC HEALTH SERVICES, INC.,
a Utah nonprofit corporation

By: 
Clay L. Ashdown, Vice President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16th day of December, 2020, by Clay L. Ashdown, Vice President of IHC HEALTH SERVICES, INC., a Utah nonprofit corporation.




NOTARY SIGNATURE AND SEAL

*Schedule A**Description of the Land*

Real property situated in Utah County, Utah and described as follows:

PARCEL 1:

A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the North Line of Crossroads Boulevard as it exists at 60.00 foot half-width located 521.72 feet North 89°38'31" East along the Section Line; and 1285.95 feet South 0°37'18" West from the Northwest Corner of said Section 14; and running thence North 89°22'42" West 410.00 feet along the North Line of said Crossroads Boulevard to the East Line of 400 West Street; thence along said East Line the following five courses: North 0°22'06" East 75.62 feet; North 5°18'46" West 80.82 feet; North 0°22'06" East 196.50 feet; South 89°22'42" East 4.50 feet; and North 0°22'06" East 28.00 feet; thence South 89°22'42" East 415.18 feet; thence South 0°37'18" West 380.50 feet to the point of beginning.

Contains 158,317 sq. ft. or 3.634 acres

PARCEL 2:

A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the North Line of Crossroads Boulevard as it exists at 60.00 foot half-width located 521.72 feet North 89°38'31" East along the Section Line; and 1285.95 feet South 0°37'18" West from the Northwest Corner of said Section 14; and running thence North 0°37'18" East 310.50 feet; thence South 89°22'42" East 278.75 feet to the Westerly Line of Saratoga Walmart Subdivision Second Amended; thence along said Westerly Line the following three courses: South 25°53'30" West 118.98 feet; South 2°48'00" West 199.77 feet; and South 43°39'39" East 4.59 feet to the North Line of Crossroads Boulevard as it exists at 60.00 foot half-width; thence North 89°22'42" West 223.57 feet along said North Line to the point of beginning.

Contains 72,737 sq. ft. or 1.670 acres

PARCEL 3:

A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the West side of an existing canal located 309.21 feet North 89°38'31" East along the Section Line from the Northwest Corner of said Section 14; and running thence North 89°38'31" East 1067.40 feet along the Section Line to the Westerly Line of Lot 2, Towne Storage Subdivision; thence South 31°05'30" West 1083.98 feet along said Westerly Line of Lot 2 and the Westerly Line of Saratoga Walmart Subdivision Second Amended to an angle point in said Westerly Line; thence continuing South 25°53'30" West 61.69 feet along said Westerly Line; thence North 89°22'42" West 278.75 feet; thence North 0°37'18" East 70.00 feet; thence North 89°22'42" West 415.18 feet to the Westerly Line of 400 West Street; thence along said Westerly Line the following three courses: North 0°22'06" East 47.09 feet

to a point of curvature; Northwesterly along the arc of a 338.50 foot radius curve to the left a distance of 157.77 feet (Central Angle equals $26^{\circ}42'17''$ and Long Chord bears North $12^{\circ}59'03''$ West 156.35 feet) to a point of reverse curvature; and Northwesterly along the arc of a 261.50 foot radius curve to the right a distance of 37.12 feet (Central Angle equals $8^{\circ}07'56''$ and Long Chord bears North $22^{\circ}16'13''$ West 37.08 feet to a point on the West Side of an existing canal; thence along said West Side of the Canal the following two courses: North $23^{\circ}16'40''$ East 605.08 feet; and North $11^{\circ}25'29''$ East 112.21 feet to the point of beginning.

Contains 872,507 sq. ft. or 20.030 acres

PARCEL 4:

A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the East Line of 400 West Street located 38.50 feet North $89^{\circ}38'31''$ East along the Section Line from the Northwest Corner of said Section 14; and running thence North $89^{\circ}38'31''$ East 270.70 feet along the Section Line to the West side of an existing canal; thence along said West side of the canal the following two courses: South $11^{\circ}25'29''$ West 112.21 feet; and South $23^{\circ}16'40''$ West 605.08 feet to the Easterly Line of 400 West Street; thence along said Easterly Line the following two courses: Northwesterly along the arc of a 261.50 foot radius curve to the right a distance of 84.77 feet (Center bears North $71^{\circ}47'44''$ East, Central Angle equals $18^{\circ}34'22''$ and Long Chord bears North $8^{\circ}55'05''$ West 84.40 feet) to a point of tangency; and North $0^{\circ}22'06''$ East 580.76 feet to the point of beginning.

Contains 101,017 sq. ft. or 2.319 acres