

WHEN RECORDED, MAIL TO:

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Invest # 205716

SPECIAL WARRANTY DEED

SOUTH DAVIS COMMUNITY HOSPITAL, INC., a Utah nonprofit corporation, that also took title as South Davis Community Hospital, Grantor, of 401 South 400 East, Bountiful UT 84010, hereby conveys and warrants against all persons and entities claiming by, through, or under it, to **PROVIDENTIAL BBA PROPERTY, LLC**, a Utah limited liability company, of 481 South 400 East, Bountiful, UT 84010, Grantee, the following described real property which is located in Davis County, Utah, and is more particularly described as follows:

See the attached Exhibit "A," which is incorporated herein by this reference.

Subject to current, non-delinquent real property taxes and assessments, easements, rights-of-way, liens and other encumbrances of record, and all matters that would be disclosed by a true and accurate survey of the real property.

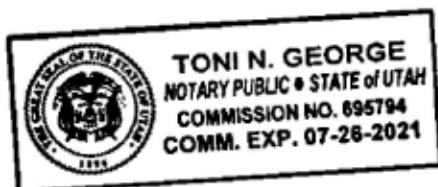
Dated as of the 22nd day of May, 2020.

SOUTH DAVIS COMMUNITY HOSPITAL, INC., a Utah nonprofit corporation

By *Richard M. Mano*
RICHARD M. MANO, SECRETARY

State of Utah)
 :SS
County of Weber)

The foregoing instrument was acknowledged before me this 22 day of May, 2020, by Richard M. Mano, Secretary of the Board of South Davis Community Hospital, a Utah nonprofit corporation.



Toni N. George
Notary Public

EXHIBIT "A"
Legal Description

PARCEL A

PART OF THE NORTHWEST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 400 EAST STREET, SAID POINT BEING S00°11'23"E 184.96 FEET AND N89°48'37"E 33.00 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 400 EAST (SAID CENTERLINE MONUMENT BEING N00°11'23"W 1109.30 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 500 SOUTH 400 EAST); THENCE N89°48'37"E 133.49 FEET; THENCE S00°11'23"E 6.31 FEET TO AN EXISTING FENCE CORNER; THENCE N89°50'21"E ALONG AN EXISTING FENCE, 114.00 FEET TO AN EXISTING FENCE CORNER; THENCE S00°11'23"E ALONG AN EXISTING FENCE, 260.74 FEET TO THE SOUTHERLY LINE OF LOT 1 OF LAKEVIEW LIFE CENTER; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING ELEVEN COURSES: (1) S46°12'52"E 3.90 FEET; (2) S42°54'19"E 19.87 FEET; (3) S53°31'08"E 8.44 FEET; (4) S49°42'06"E 17.47 FEET; (5) S54°33'54"E 17.75 FEET; (6) S52°06'30"E 56.36 FEET; (7) N41°21'24"E 5.05 FEET; (8) S55°45'02"E 15.77 FEET; (9) ALONG A NONTANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 66.60 FEET, AN ARC LENGTH OF 37.50 FEET, A DELTA ANGLE OF 32°15'51", A CHORD BEARING OF S42°17'56"E, AND A CHORD LENGTH OF 37.01 FEET; (10) S20°19'52"E 4.38 FEET; AND (11) S14°43'22"E 0.75 FEET; THENCE S20°19'46"E 23.83 FEET; THENCE S14°30'00"E 79.17 FEET; THENCE S06°15'00"E 28.99 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 82.07 FEET, A DELTA ANGLE OF 14°15'00", A CHORD BEARING OF S13°22'30"E, AND A CHORD LENGTH OF 81.86 FEET; THENCE S20°30'12"E 53.05 FEET; THENCE S20°29'16"E 14.38 FEET; THENCE S89°44'04"W 4.99 FEET; THENCE S00°11'23"E 236.50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 500 SOUTH STREET; THENCE S89°44'04"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 453.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 400 EAST STREET; THENCE N00°11'23"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 891.30 FEET TO THE POINT OF BEGINNING.

BEING DAVIS COUNTY SERIALS 04-069-0100, 04-069-0003, 04-069-0001, 04-003-0028, 04-003-0027, 04-003-0029, 04-003-0134, 04-069-0005, 04-069-0101, 04-069-0095, 04003-0026, and 04-144-0006

PARCEL B

PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 400 SOUTH STREET, SAID POINT BEING S00°11'23"E 754.07 FEET AND S89°48'37"W 304.75 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 400 EAST (SAID CENTERLINE MONUMENT BEING N00°11'23"W 1109.30 FEET FROM A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 500 SOUTH 400 EAST); THENCE S89°57'16"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF 400 SOUTH STREET, 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 300 EAST STREET; THENCE N00°02'07"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 110.00 FEET; THENCE N89°57'16"E 100.00 FEET; THENCE S00°02'07"W 110.00 FEET TO THE POINT OF BEGINNING.

BEING DAVIS COUNTY SERIAL 03-034-0048