

RECORDING REQUESTED BY &
WHEN RECORDED, MAIL TO:

Columbia Ogden Medical Center, Inc.
Attn: Lynn Carter-Wilson
1100 Dr. Martin L. King, Jr. Blvd.
5th Floor/Room 512
Nashville, Tennessee 37203

Tax Parcel No. 12-025-0014

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to COLUMBIA OGDEN MEDICAL CENTER, INC., a Utah corporation, as Grantee, the real property located in Syracuse, Davis County, Utah described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments, other than any tax or judgment lien arising by, through or under Grantor prior to Closing; (ii) applicable zoning laws; (iii) applicable governmental rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests, in each case, described on the attached Exhibit B, incorporated by reference to this document.

All taxes and assessments against the Property which are not yet due and payable as of the applicable Closing Date, all current zoning laws and restrictions relating to the Property, any patent claims, and all other matters affecting title to the Property contained in the Title Report or shown on the Survey as are accepted by Buyer pursuant to the provisions of Section 6.1.3.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee under this Deed): (i) to the fullest extent allowable under applicable law, all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[Signature and Acknowledgment Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 2th day of August, 2021.

GRANTOR:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

By: Ashley Powell
Name: Ashley Powell
Its: Authorized Agent
or TBL

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 2th day of August, 2021, personally appeared before me Ashley Powell, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Lynette Asay
Notary Public for the State of Utah

EXHIBIT A

(Legal Description of the Property)

Land situated in the County of Davis, State of Utah, legally described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE CENTER OF SAID SECTION 3 AND RUNNING THENCE SOUTH 89°56'57" EAST 2621.42 FEET TO THE WEST LINE OF 1000 WEST STREET; THENCE SOUTH 0°07' WEST 1925.89 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE O.S.L.R.R. RIGHT-OF-WAY; THENCE SOUTH 72°03' WEST 2202.57 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF 700 SOUTH STREET; THENCE NORTH 89°56'33" WEST 3150.77 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF 2000 WEST STREET; THENCE NORTH 0°09'35" EAST 2606.19 FEET ALONG SAID EAST LINE TO THE QUARTER SECTION LINE; THENCE SOUTH 89°56'57" EAST 2621.37 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE CENTER OF SAID SECTION 3, RUNNING THENCE SOUTH 89°56'57" EAST 441.57 FEET TO THE WEST LINE OF THE UTAH POWER & LIGHT COMPANY PROPERTY; THENCE TWO COURSES ALONG SAID WEST LINE AS FOLLOWS: SOUTH 13°29' EAST 2262.75 FEET AND SOUTH 27°09' EAST 251.94 FEET; THENCE SOUTH 72°03" WEST 590.74 FEET TO THE NORTH LINE OF 700 SOUTH STREET; THENCE NORTH 89°56'33" WEST 1337.83 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°08'15" EAST 2606.40 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°56'57" EAST 809.44 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING ON THE NORTH LINE OF A STREET AT A POINT SOUTH 89°56'33" EAST 33.0 FEET ALONG THE SECTION LINE AND NORTH 0°09'35" EAST 33.0 FEET PARALLEL TO THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, IN THE CITY OF SYRACUSE, AND RUNNING THENCE NORTH 0°09'35" EAST 1120.0 FEET ALONG THE EAST LINE OF A STREET; THENCE SOUTH 89°56'33" EAST 1980.0 FEET; THENCE SOUTH 0°09'35" WEST 1120.0 FEET TO THE NORTH LINE OF A STREET THENCE NORTH 89°59'33" WEST 1980.0 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 2000 WEST STREET, IN THE CITY OF SYRACUSE, WHICH POINT IS SOUTH 89°56'57" EAST, A DISTANCE OF 33.00 FEET ALONG THE 1/4 SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°56'57" EAST, A DISTANCE OF 1954.51 FEET ALONG THE SAID 1/4 SECTION LINE; THENCE SOUTH 00°00'15" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89°56'57" WEST, A DISTANCE OF 1954.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2000 WEST STREET; THENCE NORTH 00°09'35" EAST, A DISTANCE OF 75.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE N1/2S1/2 SECTION 3, IN T.4N., R.2W., S.L.B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND

ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 KNOWN AS PROJECT NO. S-0108(23)5, SAID POINT BEING 37.86 FEET S.89°57'08"E. (S.89°56'57"E. OF RECORD) ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION AND 75.00 FEET S.0°02'52"W. FROM THE WEST QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S.89°57'08"E. (S.89°56'57"E. OF RECORD) 1949.51 FEET; (2) N.0°09'17"E. (N.0°00'15"W. OF RECORD) 75.00 FEET TO SAID EAST-WEST QUARTER SECTION LINE; (3) S.89°57'08"E. (S.89°56'57"E. OF RECORD) 1095.49 FEET ALONG SAID QUARTER SECTION LINE TO A BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.13°32'31"E. (S.13°39'00"E. OF RECORD) 172.86 FEET ALONG SAID BOUNDARY LINE TO THE SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF THE PROPOSED SR-193 EXTENSION HIGHWAY; THENCE ALONG SAID SOUTHERLY HIGHWAY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) WESTERLY 169.40 FEET ALONG THE ARC OF A 7957.50- FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS S.89°22'26"W. FOR A DISTANCE OF 169.40 FEET); (2) S.89°59'02"W. 2878.67 FEET TO A POINT OF TANGENCY WITH A 38.00- FOOT RADIUS CURVE TO THE LEFT; (3) SOUTHWESTERLY 59.58 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.45°04'09"W. FOR A DISTANCE OF 53.66 FEET) TO SAID EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108; THENCE N.0°09'17"E. 136.17 FEET ALONG SAID EASTERLY HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO. S-0108(23)5, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE W1/2 SW1/4 OF SECTION 3, IN TOWNSHIP 4, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 108, SAID POINT BEING 29.84 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEER SECTION 64+36.18 SAID POINT OF BEGINNING IS 1153.06 FEET N 0°07'58"E (N 0°09'35"E OF RECORD) ALONG THE WEST LINE OF SAID SECTION 3 AND 33.00 FEET S 89°52'02"E FROM THE SOUTHWEST CORNER OF SAID SECTION 3; AND RUNNING THENCE N 0°07'58"E 1411.39 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF SAID ENTIRE TRACT; THENCE S 89°58'50"E (S 89°56'57"E OF RECORD) 5.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE S 0°07'58"W 1411.39 FEET TO SAID SOUTHERLY BOUNDARY LINE; THENCE N 89°58'35"W (N 89°56'3"W OF RECORD) 5.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 9, 2012 AS ENTRY NO. 2648420 IN BOOK 5475 AT PAGE 1447 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE EXTENSION OF THE EXISTING HIGHWAY STATE ROUTE 193 KNOWN AS PROJECT NO S-0193(6)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 3 IN TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RECORDED AS ENTRY 697722, BOOK 1027, PAGE 1102 IN THE OFFICE OF THE DAVIS COUNTY RECORDER. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR108 AT A POINT 16.71 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE SR-108 CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 274+31.05. SAID POINT OF BEGINNING IS 211.16 FEET S.0°09'17"W ALONG THE WEST LINE OF SAID SECTION AND 38.00 FEET S.89°57'08"E (S.89°56'57"E OF RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE AS FOLLOWS:

S.0°09'17"W. 331.05 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE S.89°50'09"E. 5.00 FEET; THENCE N.0°09'17"E. 330.97 FEET, THENCE N.46°41'05"E. 55.38 FEET; THENCE S.89°59'02"W. 7.31 FEET, THENCE SOUTHWESTERLY 59.58 FEET ALONG THE ARC OF A 38.00- FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS S.45°04'09"W. FOR A DISTANCE OF 53.66 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

BEGINNING ON THE SOUTH BOUNDARY LINE OF THE GRANTORS' LAND AT A POINT 306.8 FEET NORTH AND 1265.6 FEET WEST, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE SOUTH 72°03' WEST 314 FEET ALONG SAID SOUTH BOUNDARY LINE, THENCE NORTH 27°09' WEST 260 FEET, MORE OR LESS, THENCE NORTH 13°29' WEST 2260 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF THE GRANTORS' LAND, THENCE EAST 318.9 FEET ALONG SAID NORTH BOUNDARY LINE, THENCE SOUTH 13°29' EAST 2148 FEET, MORE OR LESS, THENCE SOUTH 27°09' EAST 275 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF NINIGRET NORTH I SUBDIVISION.

ALSO EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF HIGHWAY.

EXHIBIT B

(Encumbrances)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Property, and not shown in the Public Records.
5. (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 Records.
6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date of that certain ALTA Commitment for Title Insurance by First American Title Insurance Company under Commitment No. NCS-1048180-SLC1, and the date on which all of the Schedule B, Part I-Requirements in such Title Commitment are met.
8. Taxes for the year 2021 and subsequent years, a lien not yet due and payable. Tax Parcel No. 12-025-0014
9. Any charge upon the Land by reason of its inclusion in North Davis Sewer Improvement District and Syracuse City.
10. Reservation in Patent from the United States of America recorded October 19, 1889 as Entry No. 4736 in Book K at Page 588 of Official Records reading as follows:

Excluding and excepting "All mineral Lands", should any such be found to exist in the tracts described; but this exclusion and exception according to the terms of the statute, shall not be construed to include "Coal and Iron Lands".
11. Reservations by Union Pacific Railroad Company, a Delaware corporation, formerly known as Southern Pacific Transportation Company, a Delaware corporation, as set forth in Correction Quit Claim Deed recorded October 29, 2001 as Entry No. 1699015 in Book 2914 at Page 910 of Official Records.

12. An easement over, across or through the Land for constructing and maintaining cut and/or fill slopes necessary for the extension of the existing highway and incidental purposes, as granted to the Utah Department of Transportation by Instrument recorded March 9, 2012 as Entry No. 2648423 in Book 5475 at Page 1456 of Official Records.
13. A petition to remove certain real property from the Agricultural Protection Area created pursuant to Resolution R00-09 recorded October 16, 2012 as Entry No. 2693880 in Book 5628 at Page 682 of Official Records.
14. South Access Easement Agreement dated September 18, 2015, by and among Ninigret Construction Company North L.C., a Utah limited liability company, Ninigret North 4, L.C., a Utah limited liability company and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole recorded September 18, 2015 as Entry No. 2893696 in Book 6354 at Page 90 of Official Records.
15. North Access Easement Agreement dated September 18, 2015, by and among Ninigret Construction Company North L.C., a Utah limited liability company, Ninigret North 4, L.C., a Utah limited liability company and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole recorded September 18, 2015 as Entry No. 2893697 in Book 6354 at Page 104 of Official Records.
16. Irrigation Easement Agreement dated September 18, 2015, by and among Ninigret Construction Company North L.C., a Utah limited liability company, Ninigret North 4, L.C., a Utah limited liability company and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole recorded September 18, 2015 as Entry No. 2893698 in Book 6354 at Page 118 of Official Records.