After Recording, Return To: David J. Castleton Ray Quinney & Nebeker, P.C. 36 South State, # 1400 Salt Lake City, Utah 84111 ENT35222:2023 PG 1 of 6
Andrea Allen
Utah County Recorder
2023 Jun 01 12:33 PM FEE 40.00 BY LT
RECORDED FOR Prospect Title Insurance
ELECTRONICALLY RECORDED

Grantees Address:

c/o Larry J. Phillips 9859 North Hidden Drive Highland, UT 84003

Serial No. 14:017:0202

SPECIAL WARRANTY DEED

AMERICAN FORK MEDICAL CENTER, LLC, a Utah limited liability company formerly known as AMERICAN FORK MEDICAL CENTER, a general partnership, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, to MICHAEL L. COSGRAVE, as to a 14.030% interest as tenant in common, G. BRENT JOHNSON, as to a 14.030% interest as tenant in common, MOWER FAMILY LIMITED PARTNERSHIP, as to a 14.040% interest as tenant in common, K. JOE MURDOCK, as to a 14.030% interest as tenant in common, LARRY J. PHILLIPS, as to a 6.450% interest as tenant in common, PAUL AND MARILYN ROBINSON PROPERTIES, L.C., a Utah limited liability company, as to a 9.355% interest as tenant in common, ROGER W. SHEFFIELD, as to a 9.355% interest as tenant in common, GREENSTUFF, L.C., a Utah limited liability company, as to a 18.710% interest as tenant in common, grantees, for the sum of TEN and no/100 DOLLARS, that certain real property in Utah County, State of Utah, more particularly described as follows:

Commencing at a point located South 0°25'13" East along the quarter Section Line 860.35 feet and East 1166.36 feet from the West Quarter Corner of Section 15, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°55'43" East along a fence line 303.74 feet; thence South 0°06'31" West along a fence line 341.04 feet; thence North 89°51'19" West 309.66 feet; thence North 01°06'15" East partially along a fence line 340.70 feet to the point of beginning.

Less and Excepting:

A Parcel of Land, being part of an entire tract of property, situated in the SW ¼ of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, the boundaries of said part of an entire tract are described as follows:

Beginning at a point 860.35 feet South 0°25′13" East along the section line and 1166.36 feet East from the West quarter corner of said Section 18; and running thence South 89°55′43" East 19.37 feet along a fence line; thence South 0°14′19" West 340.68 feet the Southerly boundary line of said entire tract; thence North 89°51′19" West 24.52 feet along said Southerly boundary line to the

Westerly boundary line of said entire tract; thence North 1°06'15" East 340.70 feet along said Westerly boundary line to the point of beginning.

Also Less and Excepting:

Beginning at a point which is South 00°25'13 East along the section line 1201.13 feet and East 1157.29 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; Thence North 01°06'15" East 29.03 feet; thence South 89°55'21" East 269.15 feet; thence 23.20 feet along the arc of a 120.00 foot radius curve to the left through an angle of 11°04'40" (Chord=North 84°32'19" East 23.17 feet); thence 16.96 feet along the arc of a 180.00 foot radius curve to the right through an angle of 5°23'58" (Chord=North 81°41'58" East 16.96 feet); thence South 00°06'31" West 34.10 feet; thence North 89°51'19" West 309.48 feet the point of beginning.

Basis of bearing is South 00°25'13" East from the West Quarter Corner to the Southwest Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian.

Serial No. 14:017:0202

SUBJECT TO all liens, conditions, covenants, encumbrances, easements, rights-of-way and restrictions of record.

WITNESS the signature of said grantor, this 3 day of \(\frac{\mathcal{MUJ}}{\tag{UJ}} \), 2023.

American Fork Medical Center, LLC, by its Managers Medical Filangrans	Melhouse
Michael L. Cosgraye	Dale M. Greenwood
Brent Johnson	Douglas R. Mower
	Juny & Phillips
K. Joe Murdock	Larry J. Polilips
Paul #1/2050	- Rheffield
Paul H. Robinson	Roger W. Speffield

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Westerly boundary line of said entire tract; thence North 1°06'15" East 340.70 feet along said Westerly boundary line to the point of beginning.

Also Less and Excepting:

Beginning at a point which is South 00°25'13 East along the section line 1201.13 feet and East 1157.29 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; Thence North 01°06'15" East 29.03 feet; thence South 89°55'21" East 269.15 feet; thence 23.20 feet along the arc of a 120.00 foot radius curve to the left through an angle of 11°04'40" (Chord=North 84°32'19" East 23.17 feet); thence 16.96 feet along the arc of a 180.00 foot radius curve to the right through an angle of 5°23'58" (Chord=North 81°41'58" East 16.96 feet); thence South 00°06'31" West 34.10 feet; thence North 89°51'19" West 309.48 feet the point of beginning.

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Serial No. 14:017:0202

SUBJECT TO all liens, conditions, covenants, encumbrances, easements, rights-of-way and restrictions of record.

WITNESS the signature of said grantor, this day of, 2023.			
American Fork Medical Center, Li by its Managers	LC,	,	
Michael L. Cosgrave	Dale M. Greenwood		
G. Brent Johnson	Douglas R. Mower	<u></u>	
K. Jee Murdock K. Joé Murdock	Larry J. Phillips		
Paul H. Robinson	Roger W. Sheffield		

STATE OF UTAH)	
COUNTY OF	: ss.)	
The foregoing instruction, 2023, by Center, LLC.	ument was ac y Michael L. C	cknowledged before me this day of Cosgrave, as Manager of American Fork Medical
		Notary Public
STATE OF UTAH)	
COUNTY OF	: ss.)	
The foregoing instr , 2023, by Center, LLC.	ument was ad G. Brent Joh	cknowledged before me this day of nnson, as Manager of American Fork Medical
		Notary Public
Center, U.C. KILEY Notary State My Commission	ument was ac	cknowledged before me this 3 day of ock, as Manager of American Fork Medical Notary Public
COUNTY OF	: ss.)	
		knowledged before me this day of nson, as Manager of American Fork Medical
		Notary Public

STATE OF UTAH)
COUNTY OF 1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/
The foregoing instrument was acknowledged before me this $\frac{6}{}$ day of $\frac{\text{MW}}{\text{Center}}$, 2023, by Michael L. Cosgrave, as Manager of American Fork Medical Center, LLC.
MARY ELIZABETH YOUNG NOTARY PUBLIC-STATE OF UTAH COMMISSION# 716014 STATE OF UTAH COMM_EXP. 01-16-2025
COUNTY OF WALL)
The foregoing instrument was acknowledged before me this $\frac{2}{2}$ day of $\frac{1}{2}$ day of
MARY ELIZABETH YOUNG NOTARY PUBLIC-STATE OF UTAN COMMISSION# 716014 COMM. EXP. 01-16-2025
STATE OF UTAH)
: ss.
The foregoing instrument was acknowledged before me this day of
, 2023, by K. Joe Murdock, as Manager of American Fork Medical Center, LLC.
Notary Public
STATE OF UTAH)
COUNTY OF Utuly)
The foregoing instrument was acknowledged before me this $\frac{9}{2}$ day of $\frac{1}{2}$ day of
MARY ELIZABETH YOUNG NOTARY PUBLIC - STATE OF UTAH COMMISSION# 716014 COMM. EXP. 01-16-2025

STATE OF UTAH)
COUNTY OF MAIN)
The foregoing instrument was acknowledged before me this A day of MANY ELIZABETH YOUNG NOTARY PUBLIC-STATE OF UTAH COMM. EXP. 01-16-2025
STATE OF UTAH)
county of Wilh)
The foregoing instrument was acknowledged before me this 31 day of, 2023, by Douglas R. Mower, as Manager of American Fork Medical
MARY ELIZABETH YOUNG NOTARY PUBLIC-STATE OF UTAH COMM. EXP. 01-16-2025 Notary Public Notary Public
STATE OF UTAH)
COUNTY OF WWW)
The foregoing instrument was acknowledged before me this 1 day of
STATE OF UTAH)
county of <u>littlh</u>)
The foregoing instrument was acknowledged before me this $\frac{2}{2}$ day of $\frac{\sqrt{1}}{2}$, 2023, by Roger W. Sheffield, as Manager of American Fork Medical Center, LLC.
MARY ELIZABETH YOUNG NOTARY PUBLIC-STATE OF UTAH COMMISSION# 716014 COMM. EXP. 01-16-2025