

After Recording, Return To:
David J. Castleton
Ray Quinney & Nebeker, P.C.
36 South State, # 1400
Salt Lake City, Utah 84111

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

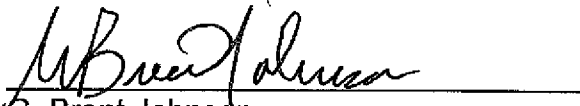
SUBJECT TO all liens, conditions, covenants, encumbrances, easements, rights-of-way and restrictions of record.

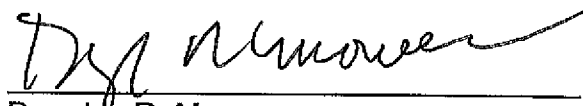
WITNESS the signature of said grantor, this 31 day of may, 2023.

American Fork Medical Center, LLC,
by its Managers

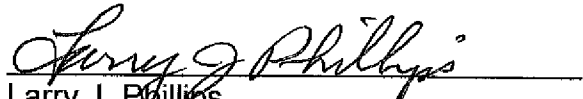

Michael L. Cosgrave

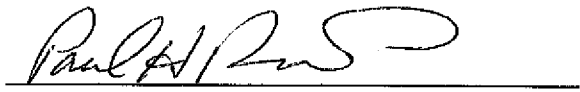

Dale M. Greenwood


G. Brent Johnson


Douglas R. Mower

K. Joe Murdock


Larry J. Phillips


Paul H. Robinson


Roger W. Sheffield

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 _____ day of _____, 2023.


American Fork Medical Center, LLC,
by Its Managers

Michael L. Cosgrave

Dale M. Greenwood

G. Brent Johnson

Douglas R. Mower



K. Joe Murdock

Larry J. Phillips

Paul H. Robinson

Roger W. Sheffield

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Michael L. Cosgrave, as Manager of American Fork Medical Center, LLC.

Notary Public

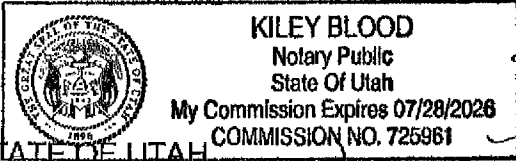
STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by G. Brent Johnson, as Manager of American Fork Medical Center, LLC.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 31st day of May, 2023, by K. Joe Murdock, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public

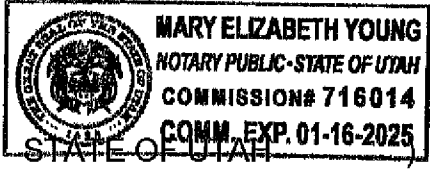
STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Paul H. Robinson, as Manager of American Fork Medical Center, LLC.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

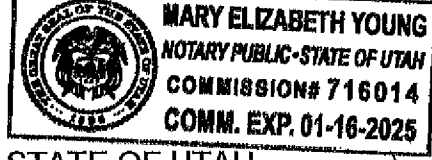
The foregoing instrument was acknowledged before me this 31 day of may, 2023, by Michael L. Cosgrave, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 31 day of may, 2023, by G. Brent Johnson, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

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)
 : ss.
COUNTY OF Utah)

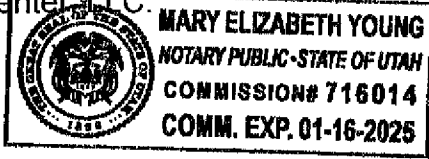
The foregoing instrument was acknowledged before me this 31 day of may, 2023, by Paul H. Robinson, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

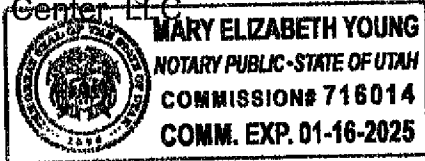
The foregoing instrument was acknowledged before me this 31 day of may, 2023, by Dale M. Greenwood, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 31 day of may, 2023, by Douglas R. Mower, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

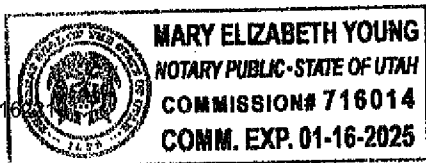
The foregoing instrument was acknowledged before me this 31 day of may, 2023, by Larry J. Phillips, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 31 day of may, 2023, by Roger W. Sheffield, as Manager of American Fork Medical Center, LLC.



[Signature]
Notary Public