

WHEN RECORDED, RETURN TO:

BETHESDA EDUCATIONAL HOLDINGS, LC  
2620 N. Commerce Center Drive, Suite 52  
Cedar City, Utah 84720  
Attention: Lawrence E. Daniel

B-1103-5

SPECIAL WARRANTY DEED

10181 / JB  
For good and valuable consideration, IHC HEALTH SERVICES, INC., a Utah nonprofit corporation (the "Grantor"), located and having a mailing address at 36 South State Street, 23<sup>rd</sup> Floor, Salt Lake City, Utah 84111, hereby conveys and warrants, against those claiming by, through or under the Grantor, but not otherwise, to BETHESDA EDUCATIONAL HOLDINGS, LC, a Utah limited liability company, (the "Grantee"), located and having a mailing address at 2620 N. Commerce Center Drive, Suite 52, Cedar City, Utah 84720, that certain tract of land, together with any and all improvements thereon (if any), as more particularly described in the attached Schedule "A" (the "Subject Property"), SUBJECT TO THE FOLLOWING EXPRESS CONDITIONS AND RESTRICTIONS: the Grantee, or its successors or assigns, shall not use or suffer or permit any third party to use the Subject Property or any part thereof for a "Prohibited Health Care Use" or sell, assign or transfer all or any part of its interest in the Subject Property or any part thereof to a "Prohibited Health Care Provider" (each as defined below).

For purposes of this Special Warranty Deed: (a) "Prohibited Health Care Use" shall mean, any person, entity, association, facility, structure or other arrangement that provides (i) diagnostic, therapeutic or rehabilitative services to either in-patients or out-patients by or under the supervision of physicians, medical personnel and/or other persons or entities, including without limitation surgical services, (ii) laboratory, radiology, respiratory therapy, retail pharmaceutical, retail medical equipment, physical therapy or other medical or health related services, including without limitation the individual or group offices, out-patient/in-patient relative housing, and surgical centers, (iii) long-term, residential-care or living facilities and/or an Alzheimer-care facility, in either case for the supervision, treatment and/or care of the elderly, (iv) residential-care or living facilities for troubled or "at-risk" youth, together with, in either case, such services as may be reasonably related, necessary or incidental thereto, or (v) other health care services or facilities duplicative, in lieu of or competitive with health care services and/or facilities available through the Grantor and/or health care facilities of the Grantor in Iron County or Washington County, Utah; and (b) "Prohibited Health Care Provider" shall mean (i) another acute care hospital provider (e.g. Columbia/HCA) or any subsidiary or affiliate thereof, (ii) any organization or entity for medically-related nonprofit or tax-exempt purposes, or (iii) except for facilities not duplicative, in lieu of or competitive with services provided by or available through the Grantor and/or available through health care facilities of Grantor in Iron County or Washington County, Utah, a health care provider, a physician or physician group (or an entity controlled thereby) and/or any person or entity for purposes of any Prohibited Health Care Use.

00477966 Bk00915 Pg00756-00758

PATSY CUTLER - IRON COUNTY RECORDER  
2004 JAN 16 16:03 PM FEE \$14.00 BY PTC  
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

DATED this 13 day of January, 2004.

IHC HEALTH SERVICES, INC.,  
a Utah nonprofit corporation

By: Charles W. Sorenson, Jr.

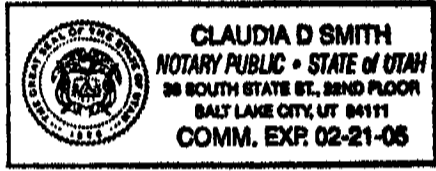
Its: exec vice pres

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

This instrument was acknowledged before me by Charles W. Sorenson, Jr., the Executive Vice President of IHC HEALTH SERVICES, INC., a Utah nonprofit corporation, this 13<sup>th</sup> day of January, 2004.

Claudia D Smith  
NOTARY PUBLIC  
Residing at: Salt Lake City Utah

My Commission Expires: 2/21/05



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EXHIBIT "A"

(Subject Property Description)

That certain real property located in Iron County, Utah, as particularly described as follows:

Beginning at a point on the North Line of 680 South Street which is situated North  $0^{\circ}13'11''$  West along the Quarter Section line 718.23 feet and East 564.96 feet from the South Quarter Corner of Section 14, Township 36 South, Range 11 West, Salt Lake [Base] and Meridian, thence South  $89^{\circ}43'40''$  West along the North line of 680 South Street 500.63 feet, thence North  $0^{\circ}50'16''$  West along the East line of 75 East Street 573.45 feet, thence North  $89^{\circ}41'00''$  East along the South line of Altamiria Avenue 187.04 feet, thence North  $83^{\circ}19'57''$  East 31.10 feet, thence North  $74^{\circ}47'10''$  East 49.94 feet, thence North  $62^{\circ}15'53''$  East 62.24 feet, thence North  $53^{\circ}24'34''$  East 78.21 feet, thence South  $47^{\circ}32'51''$  East 126.07 feet, thence North  $44^{\circ}14'08''$  East 260.75 feet, thence South  $88^{\circ}20'16''$  East 19.86 feet, thence South  $0^{\circ}43'39''$  East 158.83 feet, thence North  $89^{\circ}58'47''$  East 60.00 feet thence North  $0^{\circ}43'39''$  West 84.78 feet, thence North  $89^{\circ}04'24''$  East 160.55 feet, thence South  $0^{\circ}52'47''$  East 306.03 feet to the Northeast corner of the Southwest center property, thence South  $89^{\circ}37'58''$  West along the North line of the Southwest center property 210.11 feet to the Northwest Corner of the Southwest center property thence along the Westerly line of the Southwest center property the following four courses, South  $0^{\circ}52'47''$  East 145.28 feet, South  $28^{\circ}45'27''$  West 181.70 feet, South  $55^{\circ}12'12''$  West 122.50 feet South  $0^{\circ}13'32''$  West 12.24 feet to the point of Beginning.

Tax Parcel No. B-1103-0005.

SUBJECT TO all matters, restrictions, reservations and other conditions of record as may be revealed or disclosed by a record examination of title of the Subject Property, an ALTA/ACSM Land Title Survey of the Subject Property or a physical inspection of the Subject Property.

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