

WHEN RECORDED, RETURN TO:

Intermountain Healthcare  
Attn: Corporate Real Estate Director  
36 S. State Street, 21<sup>st</sup> Floor  
Salt Lake City, Utah 84111

TAX STATEMENTS TO BE SENT TO:

Intermountain Healthcare  
Corporate Real Estate  
PO Box 3390  
Salt Lake City, Utah 84110

**SPECIAL WARRANTY DEED**

For good and valuable consideration, JAYNE WRIGHT, SUCCESSOR TRUSTEE OF THE ELMA L. CLYDE LIVING TRUST DATED JULY 14, 2005 ("Grantor"), located and having a mailing address at 150 East 400 North, Heber, Utah 84032, hereby conveys and warrants to IHC HEALTH SERVICES, INC., a Utah nonprofit corporation ("Grantee"), located and having a mailing address at 36 South State Street, 21<sup>st</sup> Floor, Salt Lake City, Utah 84111, against all who claim by, through, or under Grantor, but not otherwise, the real property situated in Wasatch County, Utah, and more particularly described in the attached Schedule A, together with all permanent improvements and fixtures located thereon.

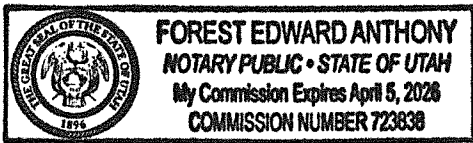
DATED as of November 10<sup>th</sup>, 2022.

THE ELMA L. CLYDE LIVING TRUST DATED  
JULY 14, 2005

By: Jayne Wright Successor Trustee  
Print Name: Jayne Wright  
Title: Successor Trustee

STATE OF UTAH                    )  
  : ss.  
COUNTY OF Utah            )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2022, by Jayne Wright, Successor Trustee of the Elma L. Clyde Living Trust dated July 14, 2005.



Forest Anthony  
NOTARY SIGNATURE AND SEAL

**Schedule A  
to Special Warranty Deed**

**Description of Property**

Real property located in Wasatch County, Utah, more particularly described as follows:

**Parcel 1A:**

Beginning at the center of Section 8, in Township 4 South of Range 5 East of the Salt Lake Base and Meridian; and running thence North 47.22 rods; thence North 46°44' West 4.66 rods; thence South 85°00' West 11.29 rods; thence South 65°16' West 9.14 rods; thence North 24°44' West 1.33 rods; thence South 57°57' West 18.1 rods to a point on the East side of Highway Right of Way; thence South 37°50' East following said East side of Highway Right of Way 47.17 rods; thence East 9.9 rods to the place of beginning.

Less and Excepting any portion lying within the boundaries of the State Highway 40 right of way as disclosed by that certain Warranty Deed recorded August 2, 1960 as Entry No. 80773 in Book 37 at Page 417 on file and of record in the office of the Wasatch County Recorder, State of Utah.

Also Less and Excepting that portion of land described in that certain Quit Claim Deed recorded November 7, 1977 as Entry No.111465 in Book 115 at Page 9 more particularly described as:

Beginning at the center (Southeast corner of the Southeast quarter of the Northwest quarter) of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence North 184.8 feet; thence West 308.0 feet, more or less, to the Northeasterly line of State Highway- Right of Way; thence South 37°50' East along State Highway Right of Way 235.2 feet; thence East 163.35 feet to the point of beginning.

Also Less and Excepting that portion of land described in that certain Quit Claim Deed recorded September 4, 2002 as Entry No. 248296 in Book 575 at Page 372 more particularly described as:

A Boundary line located in the South half of the Northwest quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, Heber City, State of Utah; said line is more particularly described as follows: BEGINNING at a point on the East right of way line of U.S. Highway 40, which point is 95.06 feet South, and 719.01 feet South 37°52'20" East from the Northwest corner of the Bethers Property, said Property is located and shown on a Survey, prepared by Flint Land Surveying, Dated April 29, 1999. The point of beginning is also described as South 89°50'29" West.1071.79 feet, South 1443.84 feet, and South 37°52'20" East 719.01 feet from the North quarter corner of said Section 8; and running thence North 65°37'19" East 366.68 feet to the North edge of a canal; thence along said North edge the following 3 calls; South 63°02'37" West 82.93 feet; South 58°49'32" West 56.14 feet; South 57°22'25" West 220.29 feet; thence North 37°52'20" West 43.17 feet to the point of beginning.

Together with and subject to the effects of that certain Boundary Line Agreement recorded as Entry No. 282776 in the office of the Wasatch County Recorder's office.

**Parcel 1B:**

Beginning at the center of Section 8, in Township 4 South of Range 5 East of the Salt Lake Base and Meridian; and running thence West 9.90 rods, more or less, to the East line of U. S. Highway #40; thence

along the Easterly line of said U. S. Highway #40 South 37°50' East 16.14 rods; thence North 12.75 rods to the place of beginning.

Less and Excepting any portion lying within the boundaries of the State Highway 40 right of way as disclosed by that certain Warranty Deed recorded August 2, 1960 as Entry No. 80773 in Book 37 at Page 417 on file and of record in the office of the Wasatch County Recorder, State of Utah.

**Parcel 2:**

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST 40 RODS; THENCE SOUTH 160 RODS; THENCE WEST 40 RODS; THENCE NORTH 160 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING

ALL OF HEBER GATEWAY PLAZA II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING

ANY PORTION OF THE ABOVE DESCRIBED SUBJECT PROPERTY LYING WITHIN THE BOUNDS OF THE 1200 SOUTH STREET ROAD DEDICATION PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING

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ALSO LESS AND EXCEPTING

BEGINNING ON THE EASTERLY LINE EXTENSION OF THE INTERMOUNTAIN HEALTH CARE SMALL SUBDIVISION PLAT, AS RECORDED WITH THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NO. 225957 IN BOOK 470 ON PAGES 159-168, SAID POINT BEING ON THE SOUTHERLY LINE OF THE HEBER CITY AND WASATCH COUNTY CANAL, SAID POINT ALSO BEING SOUTH 01°12'51" EAST 467.61 FEET AND SOUTH 0°01'12" EAST 31.42 FEET FROM A FOUND WASATCH COUNTY BRASS CAP MONUMENT MARKING THE NORTH QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID CANAL THE FOLLOWING THREE COURSES: SOUTH 81°28'02" EAST 19.21 FEET, SOUTH 65°35'59" EAST 681.09 FEET, SOUTH 72°04'50" EAST 20.78 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 0°16'31" EAST 520.43 FEET; THENCE SOUTH 89°52'45" WEST 661.24 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 0°01'12" WEST ALONG SAID EASTERLY LINE AND LINE EXTENDED 812.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN HEBER CITY, WASATCH COUNTY, UTAH: BEGINNING AT THE WEST END OF A 2007 BOUNDARY LINE AGREEMENT ON THE EAST BOUNDARY LINE OF THE 2000 SMALL SUBDIVISION FOR INTERMOUNTAIN HEALTH CARE AS IT EXISTS ON THE GROUND BEING 36.31 FEET NORTH 0°04'12" WEST ALONG SAID EAST LINE FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; SAID POINT OF BEGINNING IS LOCATED 503.48 FEET SOUTH 1°42'36" EAST TO THE NORTHEAST CORNER OF PARCEL A OF SAID SUBDIVISION; AND 808.05 FEET SOUTH 0°04'12" EAST ALONG SAID EAST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 8; AND RUNNING THENCE NORTH 89°39'43" EAST 660.41 FEET (661.24 FEET RECORD) ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 0°29'33" EAST 526.13 FEET; THENCE SOUTH 89°39'43" WEST 664.29 FEET TO A POINT ON THE EXTENSION OF SAID EAST LINE OF THE SUBDIVISION; THENCE NORTH 0°04'12" WEST 526.13 FEET TO AND ALONG SAID EAST LINE TO THE ENDPOINT OF BEGINNING.

Tax Parcel Nos. 00-0017-0402 and 00-0017-0410