

ENT66464:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Apr 08 04:07 PM FEE 40.00 BY SW
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:
John R. Barlow
Mitchell Barlow & Mansfield, P.C.
Nine Exchange Place, Suite 600
Salt Lake City, UT 84111

PARCEL NO. 22:052:0051

WARRANTY DEED

GT Medical Holdings, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants to GMS Capital, LLC, a Utah limited liability company, GRANTEE, of 579 S. Moss Hill Drive, Bountiful, Utah 84010, for the sum of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration, the real property in Utah County, State of Utah, described more particularly on Exhibit A attached hereto.

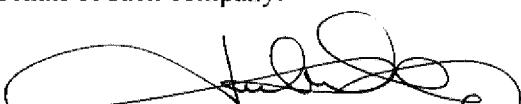
WITNESS the hand of said Grantor, this 8th day of April, 2021.

GT MEDICAL HOLDINGS, LLC

By: _____
Name: Greg Stuart
Title: Manager

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

On the 8th day of April, 2021, appeared before me Greg Stuart, the manager of GT Medical Holdings, LLC, personally known to me, or proved to me on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that the foregoing document was signed by him, and acknowledged to me that he executed the same on behalf of such company.


NOTARY PUBLIC

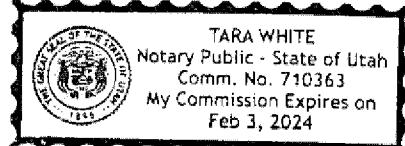


Exhibit "A"

Parcel 1: Lot 4, Plat "A", EAST BAY NOORDA MEDICAL CAMPUS SUBDIVISION, according to the official plat thereof, on file as Entry No. 62136:2021 in the office of the Utah County Recorder.

Parcel 1A: TOGETHER WITH a non-exclusive, 37-foot-wide private roadway for ingress and egress known as Campus Loop, being designated on the above referenced plat of Plat "A", East Bay Noorda Medical Campus Subdivision.