

ENT66465:2021 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**

GMS Capital, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants to NMS, LLC, a Utah limited liability company, GRANTEE, of 122 East 1700 South, Provo, Utah 84606, 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 7<sup>th</sup> day of April, 2021.

GMS CAPITAL, LLC

By: \_\_\_\_\_  
Name: Greg Stuart  
Title: Manager

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

On the 7<sup>th</sup> day of April, 2021, appeared before me Greg Stuart, the manager of GMS Capital, 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.

Becca Laree Carr  
NOTARY PUBLIC

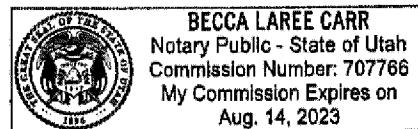


Exhibit "A"

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.