

7072507

WHEN RECORDED RETURN TO:

Paul M. Harman, Esq.  
Jones, Waldo, Holbrook & McDonough  
1500 Wells Fargo Plaza  
170 South Main Street  
Salt Lake City, Utah 84101

7072507  
08/31/98 12:22 PM 14 - 00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
METRO NATIONAL TITLE  
REC BY: R JORDAN , DEPUTY - WI

SPECIAL WARRANTY DEED

THIS INSTRUMENT is executed as of the 31<sup>st</sup> of August, 1998, by PacifiCare of Utah, Inc., a Utah corporation (formerly known as FHP of Utah, Inc.) ("Grantor"), whose address is 3120 Lake Center Drive, Santa Ana, California, in favor of University of Utah, a body corporate and politic of the State of Utah ("Grantee"), whose address is 127 South 500 East, Suite 310, Salt Lake City, Utah.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all persons claiming by, through or under Grantor, but not otherwise, certain real property located in Salt Lake County, Utah, described on the attached Exhibit A, incorporated by this reference.

SUBJECT TO (i) current taxes and assessments, (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record, (iii) facts, rights, interests or claims which could be ascertained by an inspection of the subject property or by making inquiry of persons in possession of the subject property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts which a correct survey would disclose.

SUBJECT TO an unrecorded Second Amended and Restated Lease Agreement dated February 14, 1997 between Grantor, as Lessor, and Grantee, as assignee of the leasehold interest in said lease of MedPartners, Inc., a Delaware corporation (successor to Talbert Medical Management Corporation), for an initial term expiring on December 31, 2005.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR:

PacifiCare of Utah, Inc.

By:

Name: Jeffrey M. Folick

Title: Chairman of the Board

Date: August 27, 1998

23735

BK8079PG2883

## EXHIBIT A

7495 SOUTH STATE STREET  
MIDVALE, UTAH 84047

LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 36, BIRCHMONT SUBDIVISION, said point being on the quarter section line South 89 deg. 32'37" East 700.76 feet along said quarter section line from the West quarter corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0 deg. 11'30" West 631.41 feet along the West line of said subdivision to the Southwest corner of said subdivision, also being the North line of 7500 South Street; thence North 88 deg. 59'29" West 470.75 feet along said North line to the East line of State Street; thence North 0 deg. 35'25" East 475.07 feet along the East line of State Street; thence North 89 deg. 32'37" West 49.50 feet to the monument line in State Street, being the center line of State Street; thence North 0 deg. 35'25" East 151.80 feet along said monument line to an existing monument in State Street being on the quarter section line and being South 89 deg. 32'37" East 184.91 feet along said quarter section line from the West quarter corner of said Section 30; thence South 89 deg. 32'37" East 515.85 feet along the quarter section line to the point of beginning.

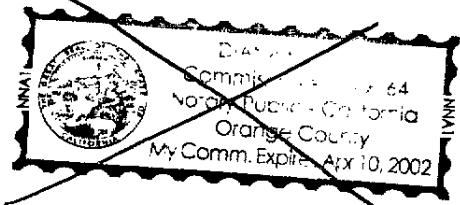
BK 8079 PG 2884

## ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS.  
                          )

On August 27, 1998, before me, Diana F. Deneff, a Notary Public, personally appeared Jeffrey M. Folick  personally known to me - OR --  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Diana F. Deneff  
Signature of Notary

