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Grant R. Fairbanks
1151 E. 3900 So, Suite B-110
Salt Lake City, Utah 84124

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11/30/2004 02:52 PM \$12.00
Book - 9066 Pg - 5498-5499
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: LVG, DEPUTY - WI 2 P.

SPECIAL WARRANTY DEED

PARKVIEW MEDICAL CENTER I, LTD., a Utah Limited Partnership
Grantor(s)

Of Salt Lake City, County of Salt Lake, State of Utah,
hereby **CONVEYS and WARRANTS** against the Acts of the Grantor(s) only to

GRANT R. FAIRBANKS
Grantee(s)

Of Salt Lake City, County of Salt Lake, State of Utah,
for the sum of **TEN DOLLARS AND NO/100** -----DOLLARS,
and other good and valuable consideration the following described tract of land in Salt
Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A"

FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No. 16-32-402-024.

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS, the hand of said grantor(s), this 22 day of, November, A.D. 2004.

PARKVIEW MEDICAL CENTER, I, LTD., a
Utah Limited Partnership

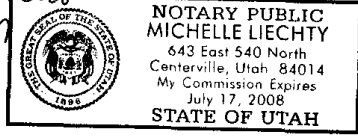
By: *Welden L. Daines*
Welden L. Daines, General Partner

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

On the 22 day of November, 2004, personally appeared before me, Welden L. Daines, a General Partner of Parkview Medical Center I, LTD., a Utah Limited Partnership, the signer of the within instrument, who duly acknowledged to me that he executed the same, for and on behalf of Parkview Medical Center I, LTD., a Utah Limited Partnership, as General Partner, therein.

Michelle Liechty
Notary Public

My Commission Expires: 07-17-2008
Residing at Centerville, Utah



LTC# 36422

EXHIBIT "A"

PARCEL 1:

Unit 101, contained within the PARKVIEW B MEDICAL OFFICE CONDOMINIUM, a Utah condominium project as identified in the Record of Survey Map recorded October 29, 2004 as Entry No. 9210750, in Book 2004P of Plats, at Page 317, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the Parkview B Medical Office Condominiums, recorder October 29, 2004 as Entry No. 9210751, in Book 9054, at Page 5624 (as said Declaration may have been amended and/or supplemented) in the office of the Recorder of Salt Lake County, Utah, together with the appurtenant interest in and to the common areas, limited common areas, and facilities more particularly described in said Record of Survey Map, Declaration and any amendments and/or supplements thereto.

PARCEL 2:

The non-exclusive easement for vehicular movement and access, and the non-exclusive easement for ingress and egress by vehicular and pedestrian traffic and for vehicular parking, which are appurtenant to or intended to benefit the above-described PARCEL 1, on, over, and across those areas as are utilized for such purposes, as they may exist from time to time, as provided for and defined in that certain Declaration of Easements And Restrictive Covenants recorded June 14, 1979 as Entry No. 3294602, in Book 4881, at Page 1309 in the office of the Salt Lake County Recorder.