



By Nancy Proctor

Date: 4/11/2024 8:32 AM

After recording, return to:

PorterCare Adventist Health System
9100 E. Mineral Circle
Centennial, CO 80112
Attn: General Counsel

No Transfer Tax
per Colorado
Statute 39-13-104

SPECIAL WARRANTY DEED

THIS DEED, dated December 22, 2022, between NE Denver/Highlands, LLC, a Colorado limited liability company ("**Grantor**"), having an address at 9100 East Mineral Circle, Centennial, Colorado 80112, for the consideration of \$10.00, in hand paid, hereby sells and conveys to PorterCare Adventist Health System, a Colorado non-profit corporation ("**Grantee**"), having an address at 9100 East Mineral Circle, Centennial, Colorado 80112, all of its right, title and interest in and to the following described real property described on the attached **Exhibit A** and incorporated herein.

Subject to all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, any matters that a survey or inspection of the property would disclose, all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the property.

With all its appurtenances and warrants the title against all persons lawfully claiming by, through or under Grantor, subject to the matters set forth above.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

NE DENVER/HIGHLANDS, LLC, a Colorado
limited liability company

By: PorterCare Adventist Health System,
a Colorado non-profit corporation, its sole
member

By: Andrew J. Gaasch
Name: Andrew J. Gaasch
Title: EVP + CFO

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 21st day of December, 2022,
by ANDREW GAASCH as the EVP + CFO of PorterCare
Adventist Health System, a Colorado non-profit corporation, sole member of NE
Denver/Highlands, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: July 27, 2023

Cheryl Savier
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Lot 1, Block 1 The Aurora Highlands Subdivision Filing No. 22, County of Adams, State of Colorado.