

ENT 25171:2020 PG 1 of 10
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Feb 27 11:45 am FEE 0.00 BY MG
RECORDED FOR SANTAQUIN CITY CORPORATION

When recorded, mail to:

Santaquin City Corporation
275 West Main Street
Santaquin, Utah 84655

WARRANTY DEED

Santaquin City Corporation, grantor of County of Utah, State of Utah, hereby conveys and WARRANTS to
CJM Limited Liability Limited Partnership, an Idaho limited liability limited partnership,

Grantee, of County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION the following described tracts of land in Utah County, State of Utah:

See Exhibits "A", "B" and "C" attached hereto and by reference made a part hereof

Subject to recorded and unrecorded easements or rights-of-way, if any, which have been established
and which now may exist by operation of law upon said land, or any portion thereof.

WITNESS the hand of said grantor this 17th day of January, 2020

SANTAQUIN CITY CORPORATION

By: [Signature]

Kirk f. Hunsaker, Mayor

STATE OF UTAH

COUNTY OF UTAH

On the 17th day of January, 2020, personally appeared before me, who being by me duly sworn, did
say that he, the said Kirk F. Hunsaker, is the Mayor of Santaquin City, and that the within and foregoing
instrument was signed on behalf of said Santaquin City Corporation by authority of its duly elected City
Council.

Notary Public [Signature]

My Commission expires 11/22/21

residing in Santaquin, UT



Exhibit A

**Ridley's Santaquin
100 North Street Vacation**

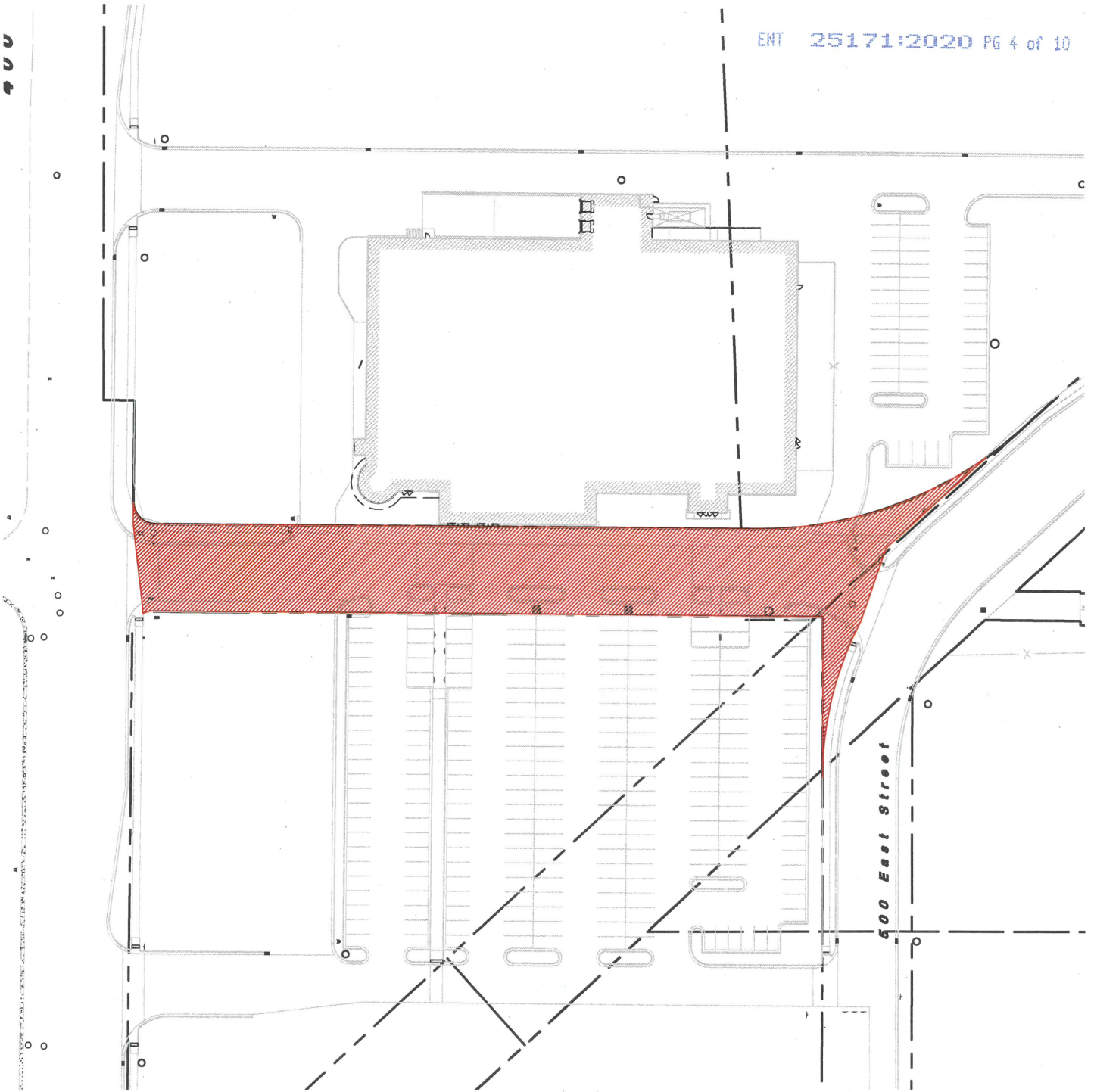
July 9, 2019

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the East Line of 400 East Street located 1993.19 feet South $0^{\circ}30'42''$ East along the Quarter Section Line; and 25.28 feet North $89^{\circ}29'18''$ East from the North Quarter Corner of said Section 1; and running thence Southeasterly along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet (Center bears South $89^{\circ}29'04''$ East, Central Angle equals $90^{\circ}00'00''$ and Long Chord bears South $44^{\circ}29'04''$ East 21.21 feet) to a point of tangency; thence South $89^{\circ}29'04''$ East 418.83 feet to a point of curvature; thence Northeasterly along the arc of a 270.00 foot radius curve to the left a distance of 168.35 feet (Central Angle equals $35^{\circ}43'27''$ and Long Chord bears North $72^{\circ}39'13''$ East 165.63 feet); thence South $47^{\circ}49'20''$ West 93.81 feet; thence South $19^{\circ}16'14''$ West 52.56 feet; thence Southwesterly along the arc of a 233.00 foot radius curve to the left a distance of 112.26 feet (Center bears South $62^{\circ}13'40''$ East, Central Angle equals $27^{\circ}36'17''$ and Long Chord bears South $13^{\circ}58'12''$ West 111.18 feet) to the West Line of 500 East Street; thence North $0^{\circ}10'03''$ East 110.70 feet along said West Line; thence North $89^{\circ}29'04''$ West 464.09 feet to a point of curvature; thence Southwesterly along the arc of a 15.00 foot radius curve to the left a distance of 8.26 feet (Central Angle equals $31^{\circ}32'55''$ and Long Chord bears South $74^{\circ}44'29''$ West 8.16 feet); thence North $0^{\circ}30'56''$ East 4.39 feet; thence North $6^{\circ}32'41''$ West 58.19 feet; thence North $0^{\circ}30'56''$ East 15.08 feet to the point of beginning.

**Contains 33,059 sq. ft.
or 0.759 acre**

4000



Total Area = 33,059.1 s.f. (0.759 Acres) Scale: 1" = 100'



AWA
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWAengineering.net

100 North Vacation
Ridley's Market
 Santaquin, Utah

Sheet No.

A

Designed By: SY
Drafted By: SBT
Client Name:
Ridley's Market
13-030 Legal EX
10 Jul, 2019

Exhibit B

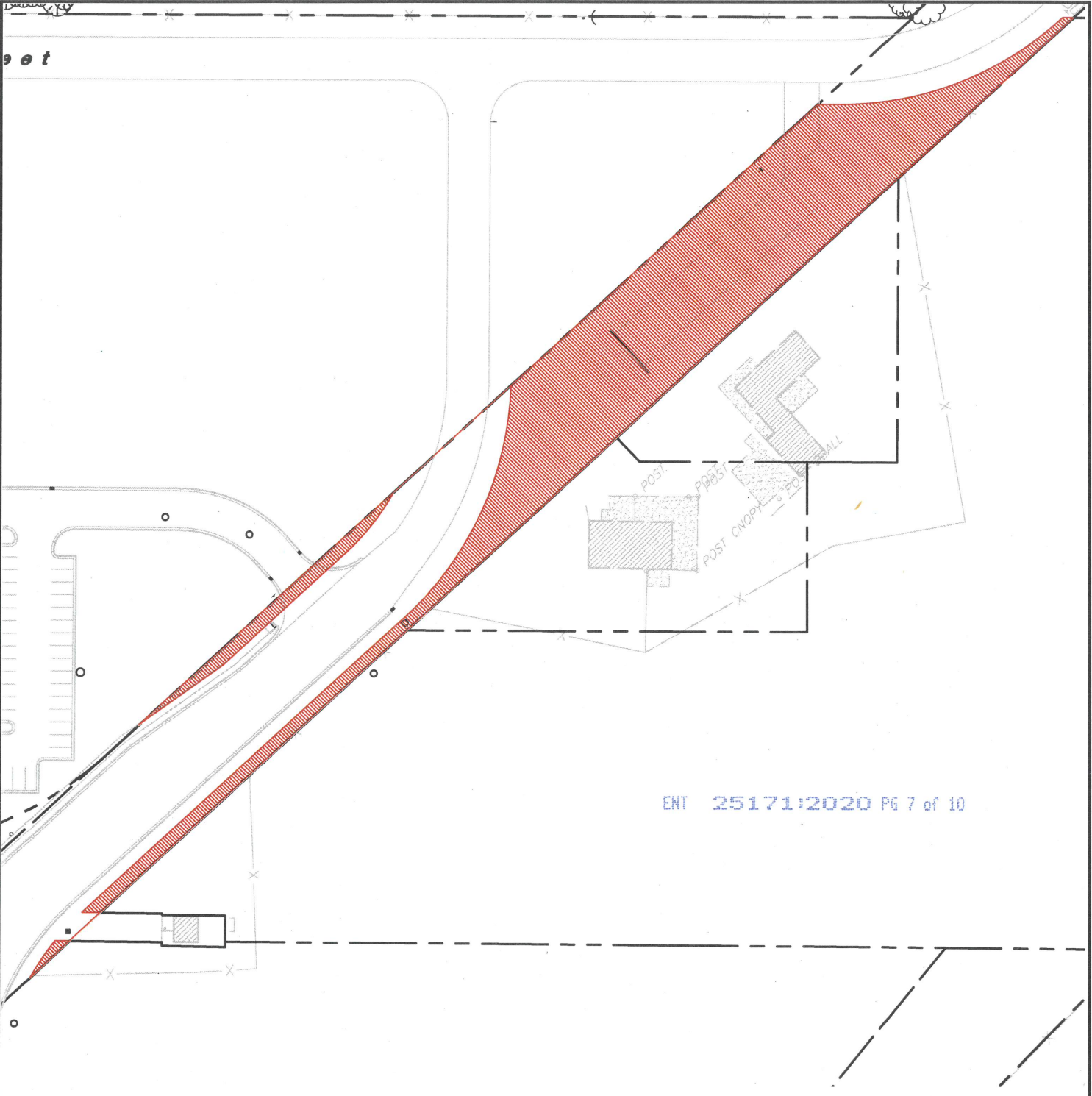
**Ridley's Santaquin
Orchard Lane Vacation**

July 9, 2019

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the Southeasterly Line of Orchard Lane located 1342.62 feet North $89^{\circ}42'20''$ East along the Section Line; and 1427.46 feet South $0^{\circ}17'40''$ East from the North Quarter Corner of said Section 1; and running thence South $47^{\circ}37'42''$ West 940.29 feet along said Southeasterly Line of Orchard Lane; thence South $47^{\circ}40'47''$ West 29.51 feet along a tie line; thence South $47^{\circ}32'35''$ West 38.83 feet along the Southeasterly Line of Orchard Lane; thence Northeasterly along the arc of a 171.00 foot radius curve to the right a distance of 31.96 feet (Center bears South $60^{\circ}51'53''$ East, Central Angle equals $10^{\circ}42'36''$ and Long Chord bears North $34^{\circ}29'25''$ East 31.92 feet); thence South $89^{\circ}29'50''$ East 10.58 feet; thence retracing North $47^{\circ}40'47''$ East 29.51 feet along a tie line; thence North $89^{\circ}35'47''$ West 12.93 feet; thence North $47^{\circ}49'20''$ East 308.97 feet to a point of curvature; thence Northeasterly along the arc of a 233.00 foot radius curve to the left a distance of 187.00 feet (Central Angle equals $45^{\circ}59'05''$ and Long Chord bears North $24^{\circ}49'48''$ East 182.02 feet) to the Northwesterly Line of Orchard Lane; thence South $47^{\circ}49'42''$ West 112.49 feet along a tie line; thence Southwesterly along the arc of a 171.00 foot radius curve to the right a distance of 56.07 feet (Center bears North $60^{\circ}57'57''$ West, Central Angle equals $18^{\circ}47'17''$ and Long Chord bears South $38^{\circ}25'41''$ West 55.82 feet) to a point of tangency; thence South $47^{\circ}49'20''$ West 117.44 feet; thence South $54^{\circ}56'50''$ West 73.67 feet to the Northwesterly Line of Orchard Lane; thence North $47^{\circ}49'42''$ East 245.61 feet along said Northwesterly Line; thence retracing North $47^{\circ}49'42''$ East 112.49 feet along a tie line; thence North $47^{\circ}49'42''$ East 296.33 feet along the Northwesterly Line of Orchard Lane; thence South $89^{\circ}46'13''$ East 15.76 feet to a point of curvature; thence Northeasterly along the arc of a 231.00 foot radius curve to the left a distance of 170.98 feet (Central Angle equals $42^{\circ}24'27''$ and Long Chord bears North $69^{\circ}01'33''$ East 167.10 feet) to a point of tangency; thence North $47^{\circ}49'20''$ East 3.52 feet; thence South $89^{\circ}20'43''$ East 8.19 feet to the point of beginning.

**Contains 37,131 sq. ft.
or 0.852 acre**



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Total Area = 37,130.7 s.f. (0.852 Acres) Scale: 1" = 100'



AWA
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWAengineering.net

North Orchard Lane Vacation
Ridley's Market
 Santaquin, Utah

Sheet No.

B

Designed By: SY
Drafted By: SBT
Client Name:
Ridley's Market
13-030 Legal EX
10 Jul, 2019

Exhibit C

**Ridley's Santaquin
Orchard Lane Vacation
SW Corner Parcel**

July 10, 2019

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the Northwesternly Line of Orchard Lane located 2474.96 feet South $0^{\circ}30'42''$ East along the Quarter Section Line; and 54.64 feet South $89^{\circ}49'57''$ East from the North Quarter Corner of said Section 1; and running thence North $47^{\circ}32'35''$ East 249.87 feet along said Northwesternly Line to the Southwesterly end of the previously vacated portion of Orchard Lane; thence South $42^{\circ}10'40''$ East 80.00 feet along said Southwesterly Line to the Southeasterly Line of Orchard Lane; thence South $47^{\circ}32'35''$ West 187.88 feet along said Southeasterly Line; thence South 63.31 feet to the North Line of Main Street; thence North $89^{\circ}46'05''$ West 13.70 feet along said North Line; thence North $0^{\circ}13'49''$ East 80.45 feet; thence North $89^{\circ}49'57''$ West 86.07 feet to the point of beginning.

**Contains 17,746 sq. ft.
or 0.407 acre**

400 East Street

500 East Street

Main Street ENT 25171:2020 PG 10 of 10

Total Area = 17,746.4 s.f. (0.407 Acres) Scale: 1" = 100'



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWaengineering.net

South Orchard Lane Vacation

Ridley's Market

Santaquin, Utah

Sheet No.

C

Designed By: SY
Drafted By: SBT
Client Name:
Ridley's Market
13-030 Legal EX
10 Jul, 2019