



ENT 115725:2012 PG 1 of 6  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2012 Dec 31 3:42 pm FEE 28.00 BY SS  
RECORDED FOR PROVO LAND TITLE COMPANY

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## WARRANTY DEED

**Sorenson Brothers Orchards, LLC, a Utah Limited Liability Company, as to Parcel # 1, #2, #3, #6, and Mountain View Orchards, LLC, a Utah Limited Liability Company, as to an 80% interest and Dawna Stewart, LLC, a Utah Limited Liability Company, as to a 20% interest, as to Parcel #4 & #7, and Paul R. Sorenson, as to Parcel #5**

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

**CJM Limited Liability Limited Partnership, an Idaho limited Partnership,**  
GRANTEE(S), of 621 Washington Street South, Twin Falls, Idaho 83303

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

**See Attached Exhibit "A"**

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record.

TAX SERIAL NO. 32-3-8, 32-3-31, 32-3-82, 32-3-10, 32-3-43, 32-3-44, 32-3-80

WITNESS our hands on this 28th day of December , 2012

Sorenson Brothers Orchards, LLC, a Utah Limited Liability company

By: Paul R. Sorenson, Manager

Sorenson Brothers Orchards, LLC, a Utah Limited Liability company

By: Steven L. Sorenson, Manager

Sorenson Brothers Orchards, LLC, a Utah Limited Liability company


By: Lowell F. Sorenson, Manager



Mountain View Orchards, LLC, a Utah Limited Liability company  
By: Paul R. Sorenson, Manager



Mountain View Orchards, LLC, a Utah Limited Liability company  
By: Steven L. Sorenson, Manager



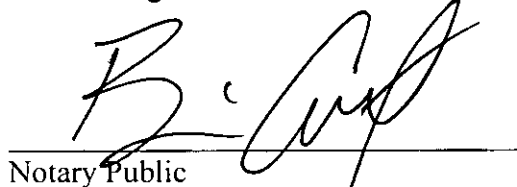
Dawna Stewart, LLC, a Utah Limited Liability Company  
By: Dawna Stewart, Manager



Paul R. Sorenson

State of Utah )  
SS:  
County of Utah )

On the 28th day of December, 2012 personally appeared before me Paul R. Sorenson, Steven L. Sorenson, and Lowell F. Sorenson who being by me duly sworn did say, each for himself, that they are the members/managers of the Sorenson Brothers Orchards, LLC, a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

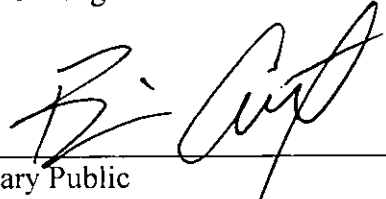
  
Notary Public

Commission expires: 7/18/2013

Residing in: Orem UT

State of Utah )  
SS:  
County of Utah )

On the 28th day of December, 2012 personally appeared before me  
Paul R. Sorenson, Steven L. Sorenson,  
who being by me duly sworn did say, each for himself, that they are the members/managers of the Mountain  
View Orchards, LLC, a Limited Liability Company and that the within and foregoing instrument was signed on  
behalf of said Limited Liability Company by authority of its articles of organization and each duly  
acknowledged to me that said Limited Liability Company executed the same.

  
\_\_\_\_\_  
Notary Public

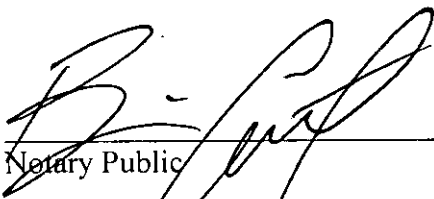


Commission expires: 7/18/2013

Residing in: Orem UT

State of Utah )  
SS:  
County of Utah )

On the 28th day of December, 2012 personally appeared before me  
Dawna Stewart  
who being by me duly sworn did say, each for himself, that they are the members/managers of the Dawna  
Stewart, LLC, a Limited Liability Company and that the within and foregoing instrument was signed on behalf  
of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to  
me that said Limited Liability Company executed the same.

  
\_\_\_\_\_  
Notary Public



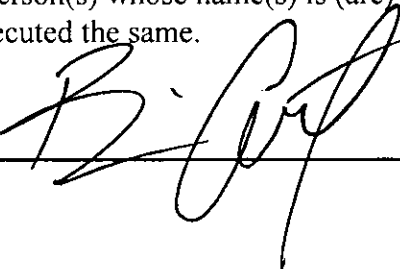
Commission expires: 7/18/2013

Residing in: Orem UT

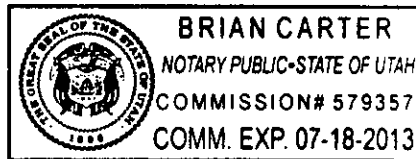
File # 59759

State of Utah            )  
                                  :SS  
County of Utah         )

On this 28th day of December, 2012 before me, a notary public, personally appeared **Paul R Sorenson**, personally known to me to be the person(s) whose name(s) is (are) subscribed to on this instrument, and acknowledge that they executed the same.

  
\_\_\_\_\_  
Notary Public

Commission Expiration:7/18/2013  
Residing in:Orem UT



## EXHIBIT "A"

Tax Serial No. 32-3-8, 32-3-31, 32-3-82, 32-3-10, 32-3-43, 32-3-44, 32-3-80

## Parcel #1:

Commencing 353 feet East 328.7 feet North of center of Section 1, Township 10 South, Range 1 East, Salt Lake Meridian; thence East 140.38 feet; thence South 46' 16" West 49.22 feet; thence North 89 deg. 13' 44" West 139.73 feet; thence North 47.33 feet to beginning.

## Parcel #2:

Commencing East 353 feet and North 175.85 feet from center of Section 1, Township 10 South, Range 1 East, Salt Lake Meridian; thence North 105.52 feet; thence South 89 deg. 13' 44" East 139.73 feet; thence North 46' 16" East 49.22 feet; thence East 265.62 feet; thence South 152.85 feet; thence West 406 feet to beginning.

## Parcel #3:

Commencing West 1881 feet and North 175.58 feet from the Southeast corner of Section 1, Township 10 South, Range 1 East, Salt Lake Meridian; thence North 152.85 feet; thence West 410.88 feet; thence North 47 deg. 32' 35" East 317.54 feet; thence South 89 deg. 37' 16" East 65.489 feet; thence South 89 deg. 34' 28" East 364.767 feet; thence South 89 deg. 30' 30" East 194.44 feet more or less; thence South 39 deg. 26' 16" West 469.22 feet more or less; thence West 150 feet more or less to beginning.

LESS AND EXCEPTING therefrom that portion transferred by Boundary Line Agreement recorded as Entry No. 72273:2010 of official records.

ALSO, LESS AND EXCEPTING therefrom that property described in Warranty Deed recorded as Entry No. 27219:2011 of official records.

## Parcel #4:

Commencing North 0 deg. 47' 48" West 1193.83 feet and West 1123.44 feet from the East corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 0 deg. 03' 35" West 271.44 feet; thence South 88 deg. 33' 39" East 157.31 feet; thence South 2 deg. 16' 40" West 48.54 feet; thence South 43 deg. 35' 52" West 459.79 feet; thence North 89 deg. 30' 30" West 325.25 feet; thence North 89 deg. 34' 28" West 364.77 feet; thence North 20.38 feet; thence West 43.62 feet; thence North 47 deg. 37' 42" East 295.55 feet; thence South 89 deg. 47' 47" East 285.82 feet; thence North 120 feet; thence South 89 deg. 47' 47" East 64.27 feet; thence North 0 deg. 16' 54" East 201.53 feet; thence North 47 deg. 37' 42" East 168.88 feet; thence South 89 deg. 20' 43" East 201.45 feet to beginning.

LESS AND EXCEPTING property conveyed by Boundary Line Agreement recorded as Entry No. 72273:2010 of official records.

ALSO, LESS AND EXCEPTING property as shown in Warranty Deed recorded as Entry No. 27219:2011 of official records.

## Parcel #5:

Commencing North 47' 48" West 1082.28 feet and West 1451.21 feet from the East quarter corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 47 deg. 37' 42" West 273 feet; thence South 44 deg. 13' 46" East 23.55 feet; thence South 89 deg. 47' 47" East 184.27 feet; thence North 16' 54" East 201.53 feet to the point of beginning.

## Parcel #6:

Commencing North 898.19 feet and West 1667.95 feet from the East quarter corner of Section 1, Township 10 South, Range 1 East, Salt Lake Meridian; thence South 44 deg. 13' 46" East 23.55 feet; thence South 89 deg. 47' 47" East 120 feet; thence South 120 feet; thence North 89 deg. 47' 47" West 285.825 feet; thence North 47 deg. 37' 42" East 202.223 feet to beginning.

## Parcel #7:

Commencing North 0 deg. 47' 48" West 1195.84 feet and West 1439.29 feet from the East quarter corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along a fence line the following courses: South 47 deg. 49' 42" West 973.27 feet along the Westerly line of old Hiway 91; thence North 89 deg. 49' 32" West 46 feet; thence North 02 deg. 03' 04" West 656.86 feet; thence South 89 deg. 46' 13" East 790.85 feet to the place of beginning.

LESS AND EXCEPTING property as shown in Warranty Deed recorded as Entry No. 19710:2011 of official records.



ENT 106986:2013 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 Nov 19 3:25 pm FEE 14.00 BY SW  
RECORDED FOR PROVO ABSTRACT COMPANY

# QUIT CLAIM DEED

**ROBERT BRENT ANDERSON**, as to an undivided 37.5% interest; and **C.R. CHARLESWORTH**, as to an undivided 12.5% interest and **ALAN ROPER**, as to an undivided 50% interest, being their entire interest grantor,

of **SANTAQUIN**, County of Utah, State of Utah, hereby QUITCLAIM to

**CJM Limited Liability Limited Partnership**, an Idaho limited Partnership grantee,

of 621 Washington Street South, Twin Falls, Idaho 83301

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"  
Tax #32:003:0075  
Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 8 day of November, A.D. 2013.

*Robert Brent Anderson*  
ROBERT BRENT ANDERSON

\* *see attached*  
C.R. CHARLESWORTH

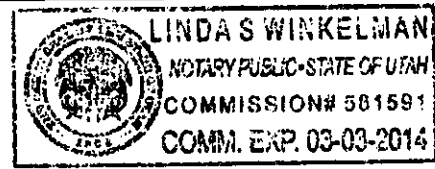
*Alan Roper*  
ALAN ROPER

State of UTAH )  
                  ) ss.  
County of UTAH )

On the 8 day of November, A.D. 2013, personally appeared before me **ROBERT BRENT ANDERSON** and **ALAN ROPER**, signers of the within instrument, who duly acknowledged to me that they executed the same.

*Linda S Winkelman*  
Notary Public

My commission expires: 3/3/2014  
Residing in Provo, UT



State of \_\_\_\_\_ )  
                          ) ss.  
County of \_\_\_\_\_ )

On the \_\_\_\_\_ day of November, A.D. 2013, personally appeared before me, **C.R. CHARLESWORTH**, signer of the within instrument, who duly acknowledged to me that he executed the same.

\* *see attached for Notary*  
Notary Public

My commission expires:  
Residing in

# QUIT CLAIM DEED

ROBERT BRENT ANDERSON, as to an undivided 37.5% interest; and C.R. CHARLESWORTH, as to an undivided 12.5% interest and ALAN ROPER, as to an undivided 50% interest, being their entire interest grantor,

of SANTAQUIN, County of Utah, State of Utah, hereby QUITCLAIM to

CJM Limited Liability Limited Partnership, an Idaho limited Partnership grantee,

of 621 Washington Street South, Twin Falls, Idaho 83301

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

Tax #32:003:0075

Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 8 day of November, A.D. 2013.

see attached  
ROBERT BRENT ANDERSON

C.R. Charlesworth  
C.R. CHARLESWORTH

see attached  
ALAN ROPER

MISSOURI UAB  
State of ~~UTAH~~ )  
) ss.  
County of ~~UTAH~~ )  
Taney UAB

On the 8 day of November, A.D. 2013, personally appeared before me ROBERT BRENT ANDERSON and ALAN ROPER, signers of the within instrument, who duly acknowledged to me that they executed the same.

see attached for notary  
Notary Public

My commission expires:  
Residing in

State of MISSOURI )  
) ss.  
County of Taney )

On the 8 day of November, A.D. 2013, personally appeared before me, C.R. CHARLESWORTH, signer of the within instrument, who duly acknowledged to me that he executed the same.

Lacy J Barlow  
Notary Public

My commission expires: 3/16/15  
Residing in  
Branson, Missouri

LACY J. BARLOW  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Taney County  
My Commission Expires: March 16, 2015  
Commission Number: 11159293



## Exhibit "A"

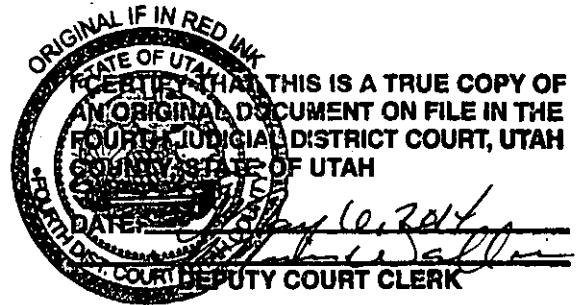
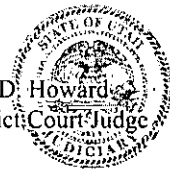
A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point in the East Fence Line of 400 East Street, Santaquin, Utah, located 1549.11 feet South  $0^{\circ}30'42''$  East along the Quarter Section Line, and 8.11 feet South  $89^{\circ}20'43''$  East from the North Quarter Corner of said Section 1; and running thence South  $89^{\circ}20'43''$  East 165.34 feet along a fence line; thence North  $2^{\circ}32'39''$  East 134.10 feet along a fence line; thence South  $89^{\circ}51'46''$  East 249.58 feet along a fence line; thence South  $2^{\circ}07'17''$  East 594.43 feet along a fence line to the Northerly Line of 100 North Street; thence North  $89^{\circ}29'04''$  West 406.89 feet along said Northerly Line to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Central Angle equals  $90^{\circ}00'00''$  and Long Chord bears North  $44^{\circ}29'04''$  West 21.21 feet) to a point of tangency; thence North  $0^{\circ}30'56''$  East 70.00 feet; thence North  $89^{\circ}29'04''$  West 21.57 feet to the extension of the existing fence line along the East Line of 400 East Street; thence North  $0^{\circ}01'49''$  West 373.56 feet along said fence line along the East Line of 400 East Street to the point of beginning.

The Order of Court is stated below:

Dated: April 25, 2014  
07:58:52 AM

/s/ Fred D. Howard  
District Court Judge



*Proposed and submitted by:*  
Mark O. Morris (4636)  
Douglas P. Farr (13208)  
**SNELL & WILMER L.L.P.**  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101-1004  
Telephone: (801) 257-1900  
Facsimile: (801) 257-1800  
E-Mail: [mmorris@swlaw.com](mailto:mmorris@swlaw.com)  
[dfarr@swlaw.com](mailto:dfarr@swlaw.com)

*Attorneys for Plaintiff*



ENT 30467:2014 PG 1 of 9  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2014 May 06 2:47 pm FEE 45.00 BY CLS  
RECORDED FOR SNELL & WILMER

**IN THE FOURTH JUDICIAL DISTRICT COURT IN AND FOR  
UTAH COUNTY, STATE OF UTAH**

**CJM LIMITED LIABILITY LIMITED  
PARTNERSHIP**, an Idaho Limited  
Partnership, formerly known as CJM  
Limited Partnership,

Plaintiff,

vs.

**FINAL JUDGMENT, ORDER AND  
DECREE QUIETING TITLE IN AND  
TO CERTAIN REAL PROPERTY**

**MOUNTAIN VIEW ORCHARDS, LLC**,  
a Utah limited liability company; **DAWNA  
STEWART, LLC**, a Utah limited liability  
company; **PAUL R. SORENSON**, an  
individual; **SORENSON BROTHERS  
ORCHARDS, LLC**, a Utah limited liability  
company; **RONALD EARL AND  
PAMELA LARRAINE SMITH**,  
individuals; **DONALD J. MECHAM**, an  
individual; **J. FRANK AND WANDA  
SORENSON**, individuals; **LOWELL F.  
SORENSON**, an individual; **STEVEN L.  
SORENSON**, an individual; **ETHAN  
OPENSHAW**, an individual; **SORENSON  
BROTHERS**, a general partnership, and  
**DOES 1-10**,

Defendants.

Case No. 130400967

Honorable Fred D. Howard

Plaintiff's claims seeking to quiet title to certain real property came before the Court on the *Request for Hearing* filed by CJM Limited Liability Limited Partnership ("CJM" or "Plaintiff") on February 5, 2014. Pursuant to the Request for Hearing and Utah Code Ann. § 78B-6-1315, the Court served a *Notice of Evidentiary Hearing* on February 6, 2014 setting an evidentiary hearing in this matter for March 17, 2014 at 1:30 p.m. (the "Evidentiary Hearing"). At the Evidentiary Hearing, Douglas Farr of Snell & Wilmer appeared on behalf of Plaintiff. Defendants Lowell Sorenson, Steven Sorenson and Pamela Smith (the "Appearing Defendants") appeared *pro se*. Plaintiff presented evidence and established that it is the owner of the Actual Property (defined below) and the Omitted Property (defined below). The Appearing Defendants did not dispute or present any evidence to contradict Plaintiff's ownership in the Actual Property and the Omitted Property. No other defendants who had received notice of the Evidentiary Hearing appeared.

The Court has considered the pleadings on file, the testimony of witnesses, the exhibits admitted into evidence at the Evidentiary Hearing, and the oral arguments of counsel and the parties. Based upon the foregoing, and good cause appearing, the Court made its ruling upon the record at the Evidentiary Hearing and the same is incorporated herein by this reference. Accordingly, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

1. A Final Judgment shall be and hereby is entered in favor of CJM and against Defendants Mountain View Orchards, LLC, Dawna Stewart, LLC, Paul R. Sorenson, Sorenson Brothers Orchards, LLC, Pamela Lorraine Smith, Donald J. Mecham, Lowell F. Sorenson, Steven L. Sorenson and Sorenson Brothers.

2. The Court hereby enters an Order quieting title in CJM to the "Actual Property," more particularly and accurately described as follows:

(a) 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 2402.42 feet South  $0^{\circ}30'42''$  East along the Quarter Section Line and 342.45 feet South  $89^{\circ}46'11''$  East from the North Quarter Corner of said Section 1; and running thence South  $89^{\circ}46'11''$  East 140.38 feet; thence South  $1^{\circ}00'05''$  West 49.22 feet; thence North  $88^{\circ}59'55''$  West 139.73 feet; thence North  $0^{\circ}13'49''$  East 47.33 feet to the point of beginning.

("Corrected Parcel No. 1").

(b) 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 Northerly Line of Main Street located 2555.28 feet South  $0^{\circ}30'42''$  East along the Quarter Section Line and 340.47 feet South  $89^{\circ}46'11''$  East from the North Quarter Corner of said Section 1; and running thence North  $0^{\circ}13'49''$  East 105.52 feet; thence South  $88^{\circ}59'55''$  East 139.73 feet; thence North  $1^{\circ}00'05''$  East 49.22 feet; thence South  $89^{\circ}46'11''$  East 265.62 feet; thence South  $0^{\circ}13'49''$  West 152.34 feet to the Northerly Line of Main Street; thence along said Northerly Line the following two courses: South  $87^{\circ}33'23''$  West 10.93 feet; and North  $89^{\circ}46'11''$  West 395.08 feet to the point of beginning.

("Corrected Parcel No. 2").

(c) 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 located 2402.42 feet South  $0^{\circ}30'42''$  East along the Quarter Section Line and 342.45 feet South  $89^{\circ}46'11''$  East from the North Quarter Corner of said Section 1; and running thence North  $89^{\circ}46'11''$  West 90.30 feet; thence North  $47^{\circ}32'35''$  East 487.72 feet; thence South  $89^{\circ}29'50''$  East 66.10 feet along an existing boundary line fence along the Southerly Line of an Agreement recorded as Entry No. 72273:2010 of official records to the Westerly Line of a Warranty Deed recorded as Entry No. 27219:2011 of official records as it exists on the ground; thence South 2.69 feet along

said Westerly Line to the Southwest Corner thereof; thence South 88°49'06" East 45.00 feet along an existing fence monumenting the Southerly Line of said Warranty Deed as it exists on the ground to the Southeasterly Corner thereof; thence North 3.75 feet along the Easterly Line of said Warranty Deed; thence South 89°34'28" East 319.55 feet; thence South 89°30'30" East 327.41 feet to the Southeasterly Line of Interstate Highway I-15; thence South 44°34'11" West 661.42 feet along said Southeasterly Line of the Interstate Highway to the Northerly Line of Main Street; thence South 87°33'23" West 158.16 feet along said Northerly Line; thence North 0°13'49" East 152.34 feet; thence North 89°46'11" West 406.00 feet to the point of beginning.

("Corrected Parcel No. 3").

(d) 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 described of record as being 1193.83 feet North 0°47'48" West and 1123.44 feet West from the East Quarter Corner of said Section 1; said point of beginning is also located 1422.90 feet South 0°30'42" East along the Quarter Section Line and 1538.65 feet East from the North Quarter Corner of said Section 1; and running thence South 0°03'55" West 271.44 feet; thence South 88°33'39" East 157.31 feet; thence South 2°16'40" West 48.54 feet to the Southeasterly Line of Interstate Highway I-15; thence along said Southeasterly Line the following two courses: South 37°26'22" West 75.35 feet; and South 44°34'11" West 383.45 feet; thence North 89°30'30" West 327.41 feet; thence North 89°34'28" West 319.55 feet to the East Line of Warranty Deed recorded as Entry No. 27219:2011 of official records as it exists on the ground; thence North 18.45 feet along said East Line of the Warranty Deed to the Northeast Corner thereof; thence North 89°16'32" West 45.00 feet along the Northerly Line of said Warranty Deed as it exists on the ground to an existing boundary line fence on the Easterly Line of an Agreement recorded as Entry No. 72273:2010 of official records; thence North 0°11'51" East 0.98 feet along said Agreement Line to the Northeasterly Corner

thereof; thence North  $89^{\circ}35'47''$  West 44.29 feet along an existing fence on the Northerly Line of said Agreement; thence North  $47^{\circ}37'42''$  East 296.15 feet; thence South  $89^{\circ}47'47''$  East 285.825 feet; thence North 120 feet; thence South  $89^{\circ}47'47''$  East 64.27 feet; thence North  $0^{\circ}16'54''$  East 201.53 feet; thence North  $47^{\circ}37'42''$  East 168.91 feet; thence South  $89^{\circ}20'43''$  East 201.45 feet to the point of beginning.

("Corrected Parcel No. 4").

(e) 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 described of record as being 1082.28 feet North  $47'48''$  West and 1451.21 feet West from the East Quarter Corner of said Section 1; said point of beginning is also located 1534.44 feet South  $0^{\circ}30'42''$  East along the Quarter Section Line and 1211.43 feet East from the North Quarter Corner of said Section 1; and running thence South  $47^{\circ}37'42''$  West 273 feet; thence South  $44^{\circ}13'46''$  East 23.55 feet; thence South  $89^{\circ}47'47''$  East 184.27 feet; thence North  $0^{\circ}16'54''$  East 201.53 feet to the point of beginning.

("Corrected Parcel No. 5").

(f) 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 described of record as being 898.19 feet North and 1667.95 feet West from the East Quarter Corner of said Section 1; said point of beginning is also located 1718.44 feet South  $0^{\circ}30'42''$  East along the Quarter Section Line and 1008.10 feet East from the North Quarter Corner of said Section 1; and running thence South  $44^{\circ}13'46''$  East 23.55 feet; thence South  $89^{\circ}47'47''$  East 120 feet; thence South 120 feet; thence North  $89^{\circ}47'47''$  West 285.825 feet; thence North  $47^{\circ}37'42''$  East 202.223 feet to the point of beginning.

("Corrected Parcel No. 6").

(g) 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 described of record as 1195.84 feet North 0°47'48" West and 1439.29 feet West from the East Quarter Corner of said Section 1; said point of beginning is also located 1415.99 feet South 0°30'42" East along the Quarter Section Line and 1222.85 feet South 89°46'13" East from the North Quarter Corner of said Section 1; and running thence South 47°49'42" West 784.56 feet along a fence line on the Westerly Line of old Highway 91 to a point on a non-tangential curve; thence Southwesterly along the arc of a 270.00 foot radius curve to the right a distance of 192.59 feet (Center bears North 40°21'15" West; Central Angle equals 40°52'11" and Long Chord bears South 70°04'50" West 188.54 feet) to a point of tangency on the North Line of 100 North Street; thence North 89°29'04" West 11.94 feet to an existing boundary line fence; thence North 2°07'17" West 594.43 feet along said fence line; thence South 89°46'13" East 792.68 feet to the point of beginning.

("Corrected Parcel No. 7").

3. The Court hereby enters an Order quieting title in CJM to the "Omitted Property," more particularly and accurately described as follows:

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 an existing boundary Line fence located 1416.68 feet South 0°30'42" East along the Quarter Section Line, and 430.16 feet South 89°51'46" East from the North Quarter Corner of said Section 1; and running thence South 89°46'13" East 1.84 feet along an existing fence Line to a deed corner; thence South 2°03'04" East 594.41 feet along an existing deed Line to the Northerly Line of 100 North Street as it exists on the ground; thence North 89°29'04" West 16.61 feet along said Northerly Line of 100 North Street to an existing deed Line; thence North 3°01' West 592.45 feet along said deed Line to an existing deed corner; thence North 89°30' West 224.96 feet along a deed Line to an existing fence Line; thence North 2°32'39" East 0.89 feet along said fence line; thence South 89°51'46" East 249.58 feet to the point of beginning.

Contains 13,200 sq.ft.  
Or 0.303 acre

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 an existing deed corner on the Southeasterly Line of Orchard Lane located 2291.61 feet South  $0^{\circ}30'42''$  East along the Quarter Section Line, and 379.07 feet South  $89^{\circ}29'18''$  East from the North Quarter Corner of said Section 1; and running thence along deed Lines the following four courses: East 410.88 feet; South 152.85 feet; East 150 feet; and North  $39^{\circ}26'16''$  East 469.22 feet; thence South  $89^{\circ}30'30''$  East 133.01 feet to the Southeasterly line of Interstate Highway I-15; thence South  $44^{\circ}34'11''$  West 661.42 feet along said Southeasterly Line of the Interstate Highway to the Northerly Line of Main Street; thence along said Northerly Line the following two courses: South  $87^{\circ}33'23''$  West 169.10 feet; and North  $89^{\circ}46'11''$  West 395.08 feet; thence North  $0^{\circ}13'49''$  East 45.99 feet to an existing deed Line; thence along deed Lines the following three courses: East 419.89 feet; North 152.85 feet; and West 459.90 feet to the Southeasterly Line of Orchard Lane; thence North  $47^{\circ}32'35''$  East 103.08 feet along said Southeasterly Line to the point of beginning.

Contains 113,218 sq. ft.  
or 2.599 acres

4. The Court hereby issues a Decree that CJM is the sole fee owner of the Actual Property and Omitted Property and has all legal and equitable right, title, and interest in and to such Property.

5. The Court hereby issues a Decree adjudicating against and barring all adverse claims of any Defendants and all persons claiming under Defendants; and



6. The Court hereby enjoins any and all other persons from asserting any estate, right, title, claim, lien or interest, in and to the Omitted Property through the date of the Evidentiary Hearing.

7. Each of the parties to this action must bear their own court costs and attorney fees incurred in this action.

8. A copy of this judgment is to be recorded with the Utah County Recorder's Office

9. This is a final judgment and order of the Court and no further order is required.

DATED: \_\_\_ day of \_\_\_\_\_ 2014.

**BY THE COURT**

Honorable Fred D. Howard  
District Court Judge

**CERTIFICATE OF SERVICE**

I certify that service of the foregoing Final Judgment has been made via U.S. Mail this

8th day of April, 2014 to:

Steven L. Sorenson  
967 East 840 North  
Orem, Utah 84097

Lowell F. Sorenson  
11255 Meadow Hills Circle  
Sandy, Utah 84070

Paul R. Sorenson  
822 South Highway 91  
Payson, Utah 84651

Mountain View Orchards, L.L.C.  
c/o Richard H. Bradley, Registered Agent  
2525 S Wasatch Blvd Suite 250  
Salt Lake City, Utah 84124

Sorenson Brothers  
c/o Richard H. Bradley, Registered Agent  
2525 S Wasatch Blvd Suite 250  
Salt Lake City, Utah 84124

Sorenson Brothers Orchards, L.L.C.  
c/o Richard H. Bradley, Registered Agent  
2525 S Wasatch Blvd Suite 250  
Salt Lake City, Utah 84124

Ronald Earl Smith  
P.O. Box 1112  
Santaquin, Utah 84655-1112

Pamela Lorraine Smith  
P.O. Box 1112  
Santaquin, Utah 84655-1112

Donald J. Mecham  
382 East 400 North  
Genola, Utah 84655-5000

Dawna Stewart, LLC  
c/o Deeann Sorenson, Registered Agent  
157 West 1200 South  
Payson, Utah 84651

*/s/ Douglas P. Farr*

1898522  
8

File #66205

**When Recorded Return To:**  
**Snell & Wilmer L.L.P.**  
Attn: Brian C. Cheney  
15 W. South Temple, Suite 1200  
Salt Lake City, UT 84101

---

Tax Id Nos.: 32-003-0074  
32-003-0083  
32-003-0084  
32-003-0087

## WARRANTY DEED

[Corporate Form]

**City of Santaquin, Utah, a municipality of the State of Utah**, with its principal office at 275 West Main Street, Santaquin, Utah 84655, County of Utah, State of Utah, Grantor, hereby CONVEYS AND WARRANTS to **CJM Limited Liability Limited Partnership, an Idaho limited partnership**, with an address of 621 Washington Street South, Twin Falls, ID 83301, Grantee, for the sum of *Ten Dollars and other good and Valuable considerations*, all of Grantor's interest in the following described tract(s) of land in Utah County, State of Utah, to wit:

**See attached Exhibit "A"**

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

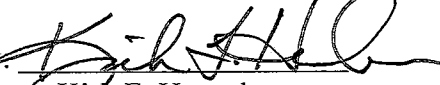
*[Signature and acknowledgment on following page]*

WHEREFORE, the officer who signs this deed hereby certifies that this deed and the transfer represented thereby were duly authorized under a resolution duly adopted by the governing body of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporation name and seal to be hereunto affixed by its duly authorized officer, this 26th day of June, 2015.

GRANTOR:

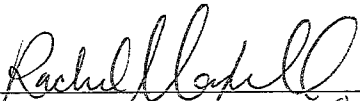
SANTAQUIN CITY,  
A MUNICIPALITY OF THE STATE OF UTAH

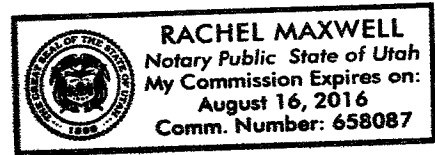
By:   
Name: Kirk F. Hunsaker  
Title: Mayor

File #66205

STATE OF UTAH     )  
                          ) ss.  
County of Utah     )

On this 26th day of June, 2015, personally appeared before me Kirk F. Hunsaker, whose identity was proved to me on the basis of satisfactory evidence and who by me affirmed, did say that he is the Mayor of the City of Santaquin, Utah, and that said document was signed by him in behalf of said corporation by authority of its governing documents, and said acknowledged to me that said corporation executed the same.

  
\_\_\_\_\_  
Notary Public  
Commission Expiration: 8/16/2016  
Resides in: Salt Lake County, UT



## EXHIBIT "A"

Tax Id Nos.: 32-003-0074  
32-003-0083  
32-003-0084  
32-003-0087

Beginning at a point which is South  $00^{\circ} 30' 42''$  East 2,475.16 feet along the quarter section line and North  $89^{\circ} 29' 18''$  East 16.64 feet from the North Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North  $00^{\circ} 30' 56''$  East 392.05 feet to a point of curvature: thence northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of  $90^{\circ} 00' 00''$ , the chord of which bears North  $45^{\circ} 30' 56''$  East 21.21 feet; thence South  $89^{\circ} 29' 04''$  East 99.32 feet to a point on the northerly projection of that certain Boundary Line Agreement recorded as Entry 88838:2011 at the office of the Utah County Recorder; thence the following three (3) courses which are along said Boundary Line Agreement and the northerly projection thereof: (1) South  $00^{\circ} 42' 21''$  West 169.07 feet; (2) North  $87^{\circ} 52' 52''$  West 24.68 feet; (3) South  $00^{\circ} 30' 42''$  East 184.00 feet to a point on the northwesterly right-of-way of old Highway 91 (Orchard Lane); thence South  $47^{\circ} 49' 20''$  West (*South  $47^{\circ} 31' 00''$  West by deed*) 80.23 feet along said right-of-way to a point on the north boundary of that certain property described in an Order of Immediate Occupancy, recorded as Entry 3414, in Book 1042, at Page 27; thence West 33.43 feet along said boundary to the point of beginning.

Basis of bearings = North  $89^{\circ} 42' 20''$  East along the section line between the North Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian and the Northeast Corner of said Section.



ENT 98820:2015 PG 1 of 1  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Oct 30 12:06 pm FEE 10.00 BY CLS  
RECORDED FOR PROVO ABSTRACT COMPANY

# WARRANTY DEED

DONALD J. MECHAM, grantor,

of Genola, County of Utah, State of Utah, hereby CONVEY and WARRANT to

CJM LIMITED PARTNERSHIP, grantee,

of 621 Washington Street South, Twin Falls, ID 83301

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

Commencing South 0 Deg. 30' 42" East 2402.42 feet along the 1/4 Section Line and South 89 Deg. 46' 11" East 342.45 feet from the North Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 89 Deg. 46' 11" West 90.3 feet; thence North 47 Deg. 32' 35" East 67.78 feet; thence West 36.92 feet; thence South 47 Deg. 27' 0" West 150 feet; thence South 51.4 feet; thence East 187.29 feet; thence North 0 Deg. 13' 49" East 106.72 feet to the point of beginning.

Subject to easements and restrictions of record.

WITNESS, the hand(s) of said grantor(s), this 15 day of October, A.D. 2015.

*Donald J. Mecham by Clay T. Mecham, his Attorney in fact*  
DONALD J. MECHAM by CLAY T. MECHAM, his Attorney in fact

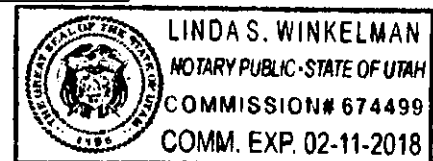
*Donald J. Mecham by Michelle Cowan, his Attorney in fact*  
DONALD J. MECHAM by MECHELLE COWAN, his Attorney in fact

State of UTAH )  
                          ) ss.  
County of UTAH )

On the 15 day of October, A.D. 2015, personally appeared before me CLAY T. MECHAM and MECHELLE COWAN, on behalf of DONALD J. MECHAM, his Attorneys in fact signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

*Linda S Winkelman*  
Notary Public

My Commission Expires: 2-11-18  
Residing In: Provo, UT



After recording, return to:

Snell & Wilmer L.L.P.  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101  
Attention: Brian C. Cheney



ENT 116713:2015 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Dec 30 12:21 PM FEE 0.00 BY VM  
RECORDED FOR SANTAQUIN CITY CORPORATION

Parcel No. 32-003-0091

## QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of this 5th day of November, 2015, by the **City of Santaquin**, a municipality and political subdivision of the State of Utah ("Grantor"), whose mailing address is 275 West Main Street, Santaquin, Utah 84655, in favor of **CJM Limited Liability Limited Partnership**, an Idaho limited partnership (the "Grantee"), whose mailing address is 621 Washington Street South, Twin Falls, ID 83301;

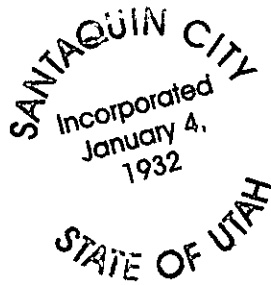
Grantor hereby quitclaims to Grantee, for the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described tract of land, located in Santaquin, Utah County, Utah, together with all appurtenances and improvements thereto (the "Property"), to wit:

See **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with its all and singular hereditaments and appurtenances, unto Grantee, and Grantee's successors and assigns forever.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the day and year first above written.



GRANTOR:

City of Santaquin, a municipality and political subdivision of the State of Utah

By: Kirk F. Hunsaker

Name: Kirk F. Hunsaker

Title: Mayor

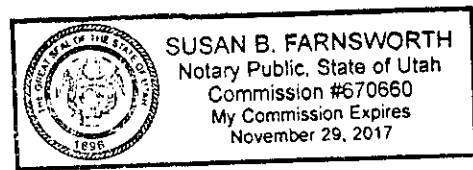
STATE OF UTAH )  
 ) ss.  
 COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 5 day of November, 2015, by Kirk F. Hunsaker, as Mayor of the City of Santaquin.

WITNESS my hand and official seal.

Susan B. Farnsworth  
 Notary Public

My Commission Expires: 11/29/17





**EXHIBIT A**  
**Legal Description**

**A portion of that public road right-of-way known as Orchard Lane, which right-of-way is described in that certain Quitclaim deed recorded as Entry 9262 filed on December 17, 1923 at the office of the Utah County Recorder, which portion is situate in the SW1/4NE1/4 of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, which portion is described as follows:**

**Beginning at a point on the easterly right-of-way of said Orchard Lane, which point is South 00°30'42" East 2,180.65 feet along the quarter section line and North 89°29'18" East 501.71 feet from the North Quarter Corner of said Section 1; thence South 47°49'20" West 281.17 feet (South 47.31' West by record) along said right-of-way; thence North 42°10'40" West 80.00 feet to the westerly right-of-way of said Orchard Lane; thence North 47°49'20" East 347.94 feet (North 47°31' East by record) along said right-of-way to a point of non-tangent curvature on the southerly right-of-way of 100 North Street; thence easterly 4.54 feet following said right-of-way along the arc of a 330.00 foot radius curve to the left, through a central angle of 00°47'17", the chord of which bears North 88°10'22" East 4.54 feet to a point of non-tangency; thence South 00°10'03" West 104.26 feet to the point of beginning.**

---

**The above described parcel contains 25,401 square feet or 0.583 acre in area, more or less.**

**Basis of bearings: The line between the North Quarter Corner of Section 1, Township 10 south Range 1 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 5101) and the South Quarter Corner of said section (Utah County GIS Monument No. 5293) bears South 00°30'42" East.**



ENT 41070:2016 PG 1 of 1  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 May 10 11:53 am FEE 11.00 BY SW  
RECORDED FOR PROVO ABSTRACT COMPANY

# WARRANTY DEED

SCOTT ROLLA OLSON, Successor Trustee of the MYRON VIVAN OLSON and ETHEL VIRGINIA OLSON FAMILY TRUST Dated July 13, 2005 , grantor,

of SANTAQUIN , County of Utah, State of Utah, hereby CONVEY and WARRANT to

CJM LIMITED PARTNERSHIP , grantee,

of 621 WASHINGTON STREET SOUTH, TWIN FALLS, IDAHO 83301

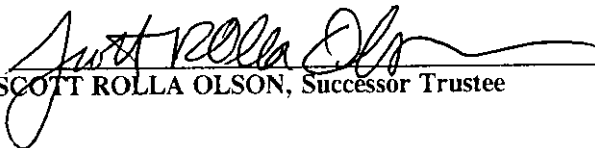
for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

PARCEL #1: Commencing South 2250.69 feet and West 2524.44 feet from the Northeast Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 87 Deg. 52' 52" East 24.68 feet; thence North 0 Deg. 42' 18" East 5.71 feet; thence East 43.39 feet; thence South 0 Deg. 5' 0" West 138.98 feet; thence South 47 Deg. 27' 0" West 89.83 feet; thence North 0 Deg. 30' 42" West 194.94 feet to the point of beginning.

PARCEL #2: Commencing South 2073.16 feet and East 156.67 feet from the North Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 89 Deg. 53' 23" East 310.31 feet; thence South .13 feet; thence South 89 Deg. 53' 24" East 54.57 feet; thence South 47 Deg. 27' 0" West 439.33 feet; thence North 0 Deg. 5' 0" East 138.82 feet; thence West 43.39 feet; thence North 0 Deg. 42' 22" East 159.12 feet to the point of beginning.

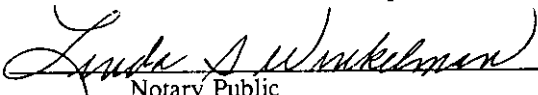
Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 9 day of MAY, A.D. 2016 .

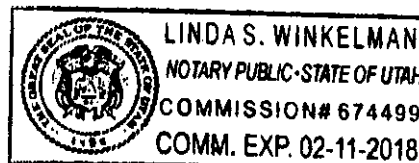
  
SCOTT ROLLA OLSON, Successor Trustee

State of UTAH )  
                  ) ss.  
County of UTAH )

On the 9 day of MAY , A.D.2016 , personally appeared before me SCOTT ROLLA OLSON, Successor Trustee of the MYRON VIVAN OLSON AND ETHEL VIRGINIA OLSON FAMILY TRUST, Dated July 13, 2005, signer of the within instrument, who duly acknowledged to me that he executed the same pursuant to and in accordance with the terms of said Trust Agreement.

  
Notary Public

My commission expires: 2-11-18  
Residing in: Provo, UT.





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 17<sup>th</sup> day of January, 2020

SANTAQUIN CITY CORPORATION

By: 

Kirk f. Hunsaker, Mayor

STATE OF UTAH

COUNTY OF UTAH

On the 17<sup>th</sup> 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 

My Commission expires 11/22/21

residing in Santaquin, UT



**Exhibit A**

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

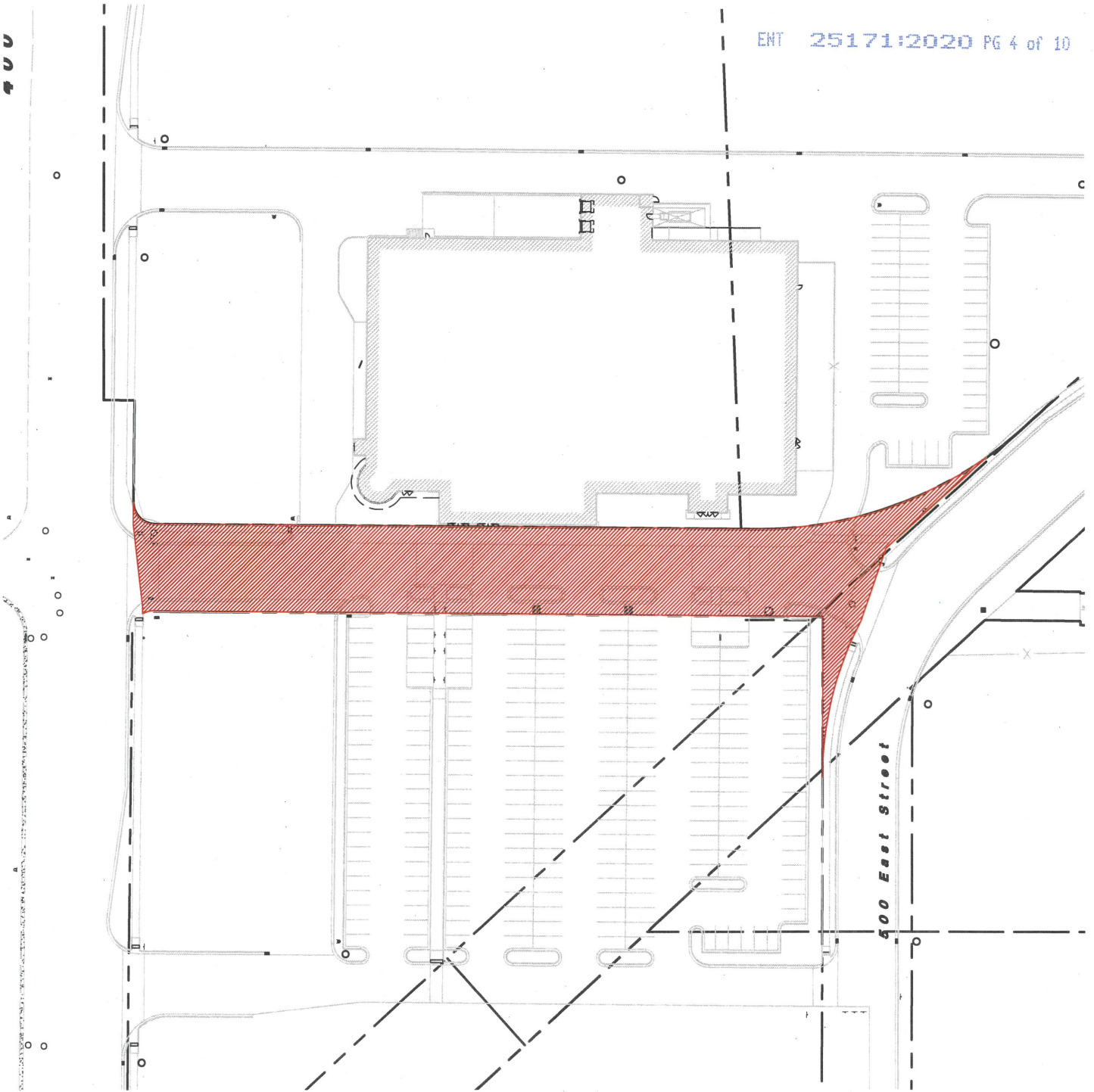
**July 9, 2019**

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**

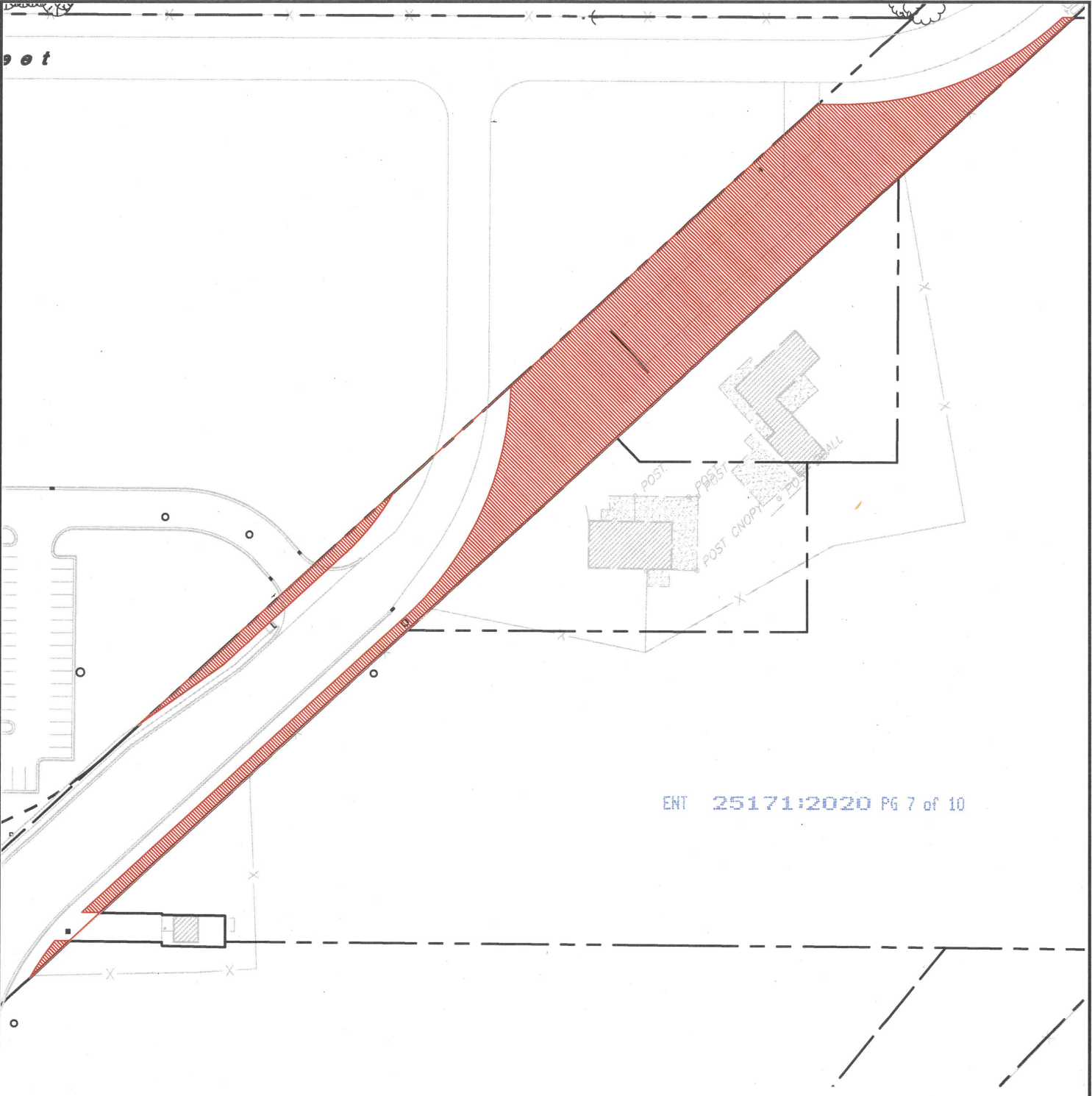
**July 9, 2019**

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**





ENT 25171:2020 PG 7 of 10

**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'



**AWA**  
**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**