When recorded, mail to:

Santaquin City Corporation
275 West Main Street
Santaquin, Utah 84655

WARRANTY DEED

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

Santaquin City Corporation 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 "D", "E", "F" and "G" 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 _14_ day of January, 2020

CJM Limited, LLP

By: _____

Mark Ridley

President CJM Limited, LLP

STATE OF UTAH

COUNTY OF UTAH

On the _14_ day of January, 2020, personally appeared before me, who being by me duly sworn, did say that he, the said ~~Kirk F. Hunsaker~~ *Mark Ridley*, is the ~~Mayor of Santaquin City~~ *President of CJM Limited*, and that the within and foregoing instrument was signed on behalf of said ~~Santaquin City Corporation by authority of its duly elected City Council~~ *CJM Limited*.

Notary Public _____

My Commission expires __8/18/2022__ residing in __Woodland, Utah__.

DENISE D WARD
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 08/18/2022
Commission # 700981
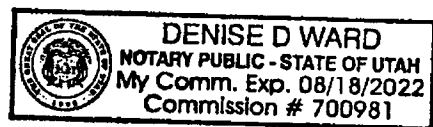
Exhibit D

Ridley's Santaquin   **July 9, 2019**
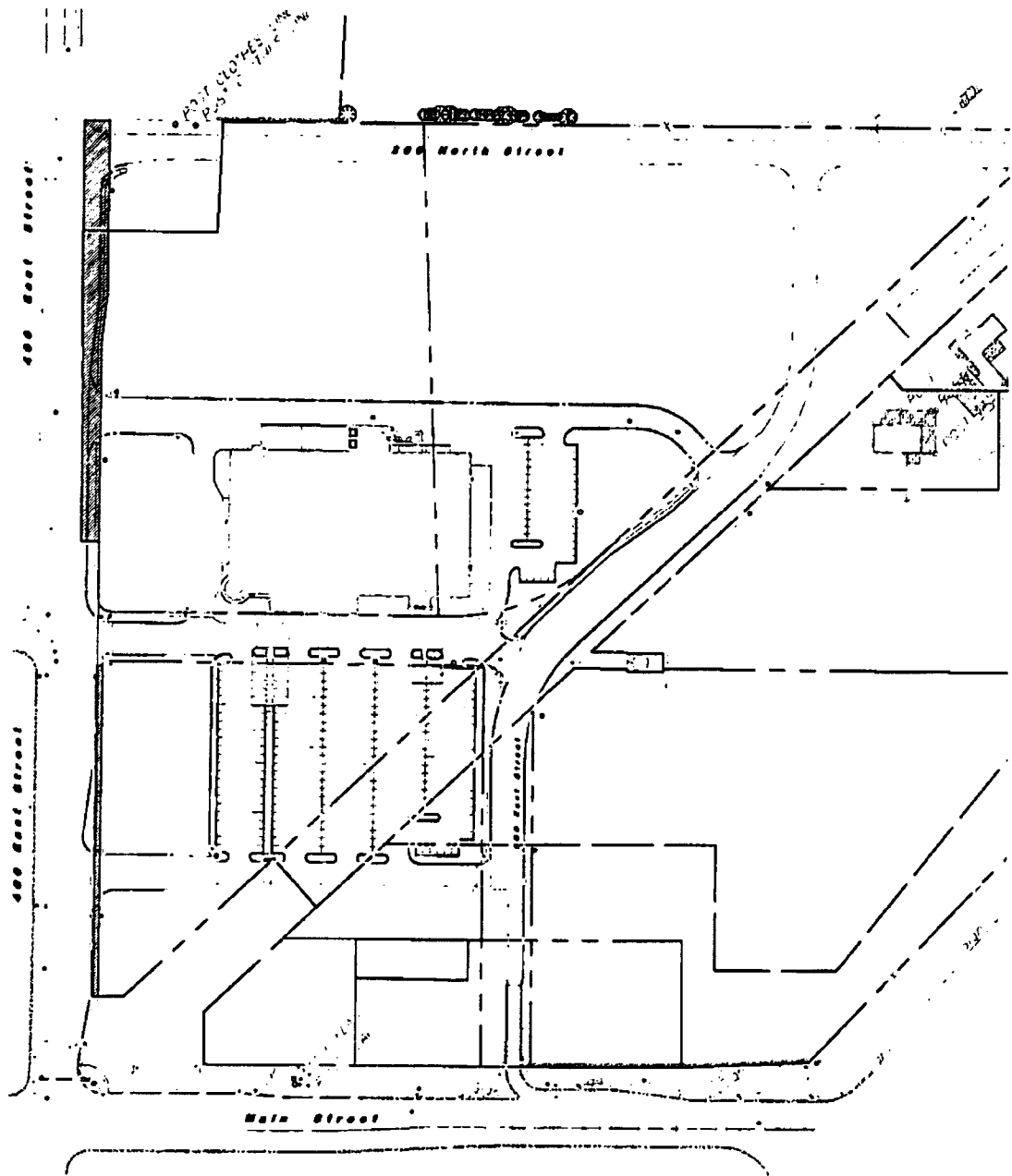**400 East Street Dedication**

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 the Northwest Corner of Grantor's Property located 1416.68 feet South 0°30'42" East along the Quarter Section Line; and 9.22 feet South 89°51'46" East from the North Quarter Corner of said Section 1; and running thence South 89°51'46" East 32.39 feet along the North Line of Grantor's Property; thence South 0°30'56" West 213.36 feet; thence South 6°47'35" West 54.87 feet; thence South 0°30'56" West 238.33 feet; thence South 0°30'56" West 160.00 feet along a tie line; thence Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 15.30 feet (Center bears South 89°29'04" East, Central Angle equals 58°27'05" and Long Chord bears North 29°44'29" East 14.65 feet); thence South 0°30'56" West 404.79 feet; thence North 89°49'57" West 7.15 feet to the East Line of 400 East Street; thence North 0°30'56" East 392.05 feet; thence retracing North 0°30'56" East 160.00 feet along a tie line; thence North 89°29'04" West 21.57 feet to the West Line of Grantor's Property; thence North 0°01'49" West 506.05 feet along said West Line to the point of beginning.

Contains 16,450 sq. ft.
or 0.378 acre

Total Area = 16,449.9 s.f. (0.378 Acres) Scale: 1" = 200'

200'	0	200'	400'

ANDERSON WAHLEN & ASSOCIATES	400 East Dedication	Sheet No.	Designed By: SY
2010 North Redwood Road, Salt Lake City, Utah 84116	Ridley's Market	D	Drafted By: SBT
801 521-8529 — AWAengineering.net	Santaquin, Utah		Client Name: Ridley's Market
			13-030 Legal EX
			10 Jul, 2019

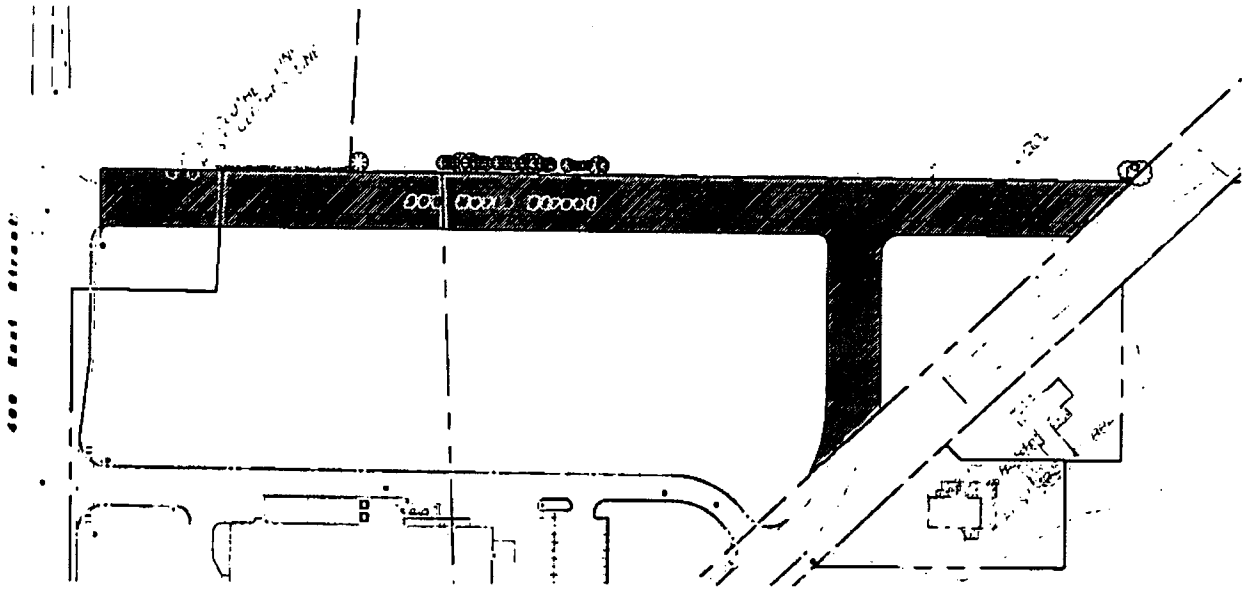**Exhibit E**

Ridley's Santaquin   July 9, 2019
200 North Street Dedication

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 North Line of Grantor's Property located 1416.68 feet South 0°30'42" East along the Quarter Section Line; and 41.61 feet South 89°51'46" East from the North Quarter Corner of said Section 1; and running thence South 89°51'46" East 388.55 feet along said North Line to an angle point in said Line; thence South 89°46'13" East 792.68 feet along said North Line to the Northwesterly Line of Orchard Lane; thence South 47°49'42" West 91.94 feet along said Northwesterly Line; thence North 89°46'13" West 197.73 feet to a point of curvature; thence Southwesterly along the arc of a 21.00 foot radius curve to the left a distance of 32.99 feet (Central Angle equals 90°00'00" and Long Chord bears South 45°13'47" West 29.70 feet) to a point of tangency; thence South 0°13'47" West 172.28 feet to a point of curvature; thence Southwesterly along the arc of a 233.00 foot radius curve to the right a distance of 6.54 feet (Central Angle equals 1°36'29" and Long Chord bears South 1°02'01" West 6.54 feet) to the Northwesterly Line of Orchard Lane; thence South 47°49'42" West 112.49 feet along said Northwesterly Line; thence Northeasterly along the arc of a 171.00 foot radius curve to the left a distance of 85.97 feet (Center bears North 60°57'57" West, Central Angle equals 28°48'16" and Long Chord bears North 14°37'55" East 85.07 feet) to a point of tangency; thence North 0°13'47" East 181.28 feet to a point of curvature; thence Northwesterly along the arc of a 12.00 foot radius curve to the left a distance of 18.85 feet (Central Angle equals 90°00'00" and Long Chord bears North 44°46'13" West 16.97 feet) to a point of tangency; thence North 89°46'13" West 432.01 feet; thence North 89°51'46" West 376.98 feet to a point of curvature; thence Southwesterly along the arc of a 12.00 foot radius curve to the left a distance of 18.77 feet (Central Angle equals 89°37'17" and Long Chord bears South 45°19'35" West 16.91 feet); thence North 0°30'56" East 73.92 feet to the point of beginning.

Contains 85,797 sq. ft.
or 1.970 acres

W:\13-030 Ridleys Santaquin\Surveying\Legals\Street Dedications.docx

Total Area = 85,796.8 s.f. (1.969 Acres) Scale: 1" = 200'

200'	0	200'	400'

ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, Salt Lake City, Utah 84116 801 521-8529 – AWAengineering.net	**200 North Dedication** **Ridley's Market** Santaquin, Utah	**Sheet No.** **E**

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

Exhibit F

Ridley's Santaquin   **July 10, 2019**
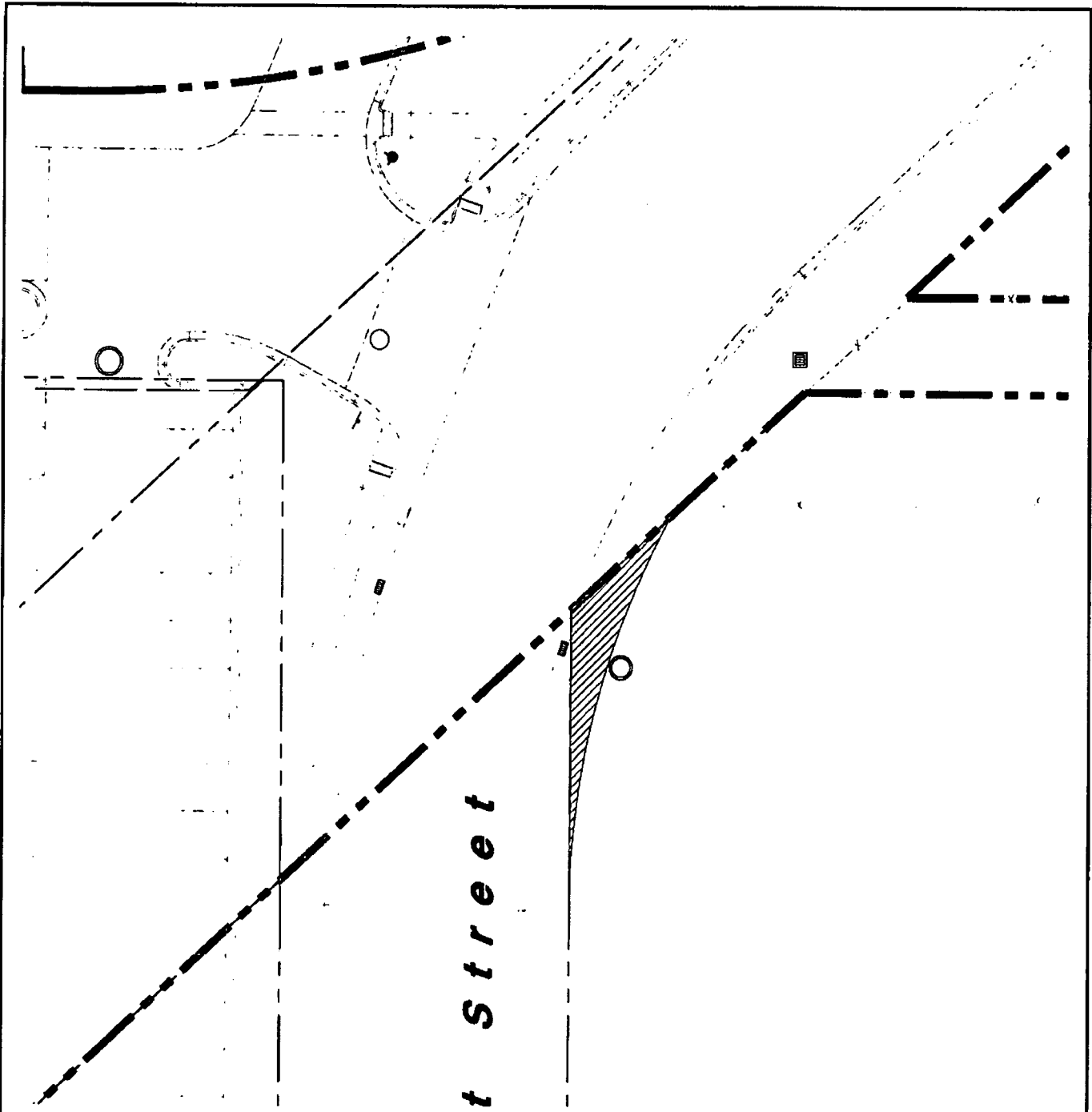**500 East Street Dedication**
Triangular Parcel

      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 the Intersection Point of the East Line of 500 East Street and the Southeasterly Line of Orchard Lane located 572.43 feet North 89°42'20" East along the Section Line; and 2122.92 feet South 0°17'40" East from the North Quarter Corner of said Section 1; and running thence North 47°32'35" East 29.07 feet along said Southeasterly Line of Orchard Lane; thence Southwesterly along the arc of a 171.00 foot radius curve to the left a distance of 86.46 feet (Center bears South 60°51'53" East, Central Angle equals 28°58'04" and Long Chord bears South 14°39'05" West 85.54 feet) to a point of tangency on the East Line of 500 East Street; thence North 0°10'03" East 63.13 feet along said East Line to the point of beginning.

Contains 364 sq. ft.

t Street

Total Area = 364.4 s.f. (0.00836 Acres)   Scale: 1" = 30'

N

30'   0   30'   60'

ANWA	**500 East Street Dedication**	Sheet No.	Designed By: SY
	Ridley's Market		Drafted By: SBT
ANDERSON WAHLEN & ASSOCIATES	Santaquin, Utah	**F**	Client Name: Ridley's Market
2010 North Redwood Road, Salt Lake City, Utah 84116			13-030 Legal EX
801 521-8529 — AWAengineering.net			**10 Jul, 2019**

Exhibit G

Ridley's Santaquin   **July 10, 2019**
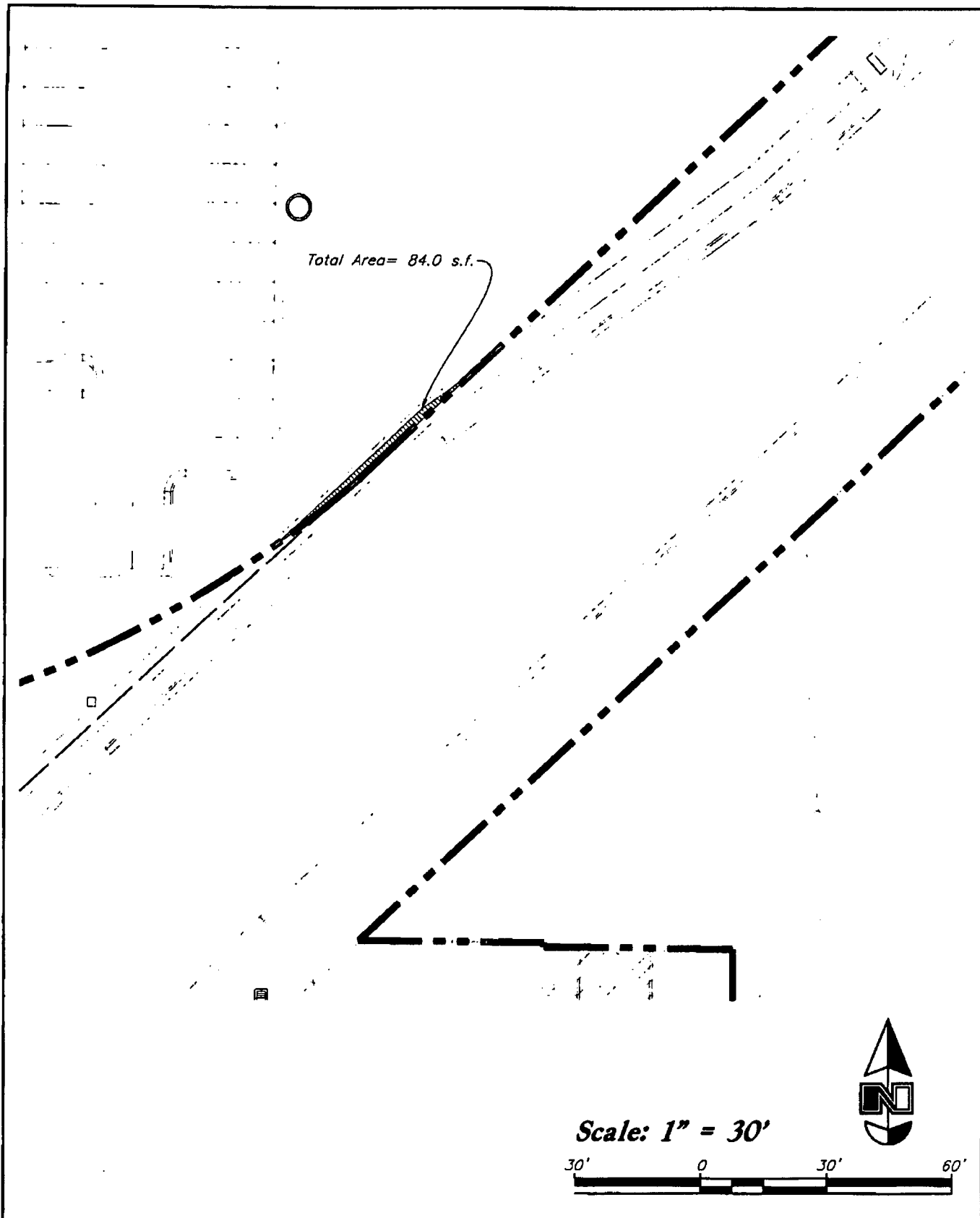**Orchard Lane Dedication**

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 Northwesterly Line of Orchard Lane located 672.43 feet North 89°42'20" East along the Section Line; and 1925.40 feet South 0°17'40" East from the North Quarter Corner of said Section 1; and running thence South 47°49'42" West 38.19 feet along said Northwesterly Line of Orchard Lane to a point of curvature; thence Southwesterly along the arc of a 270.00 foot radius curve to the right a distance of 24.25 feet (Center bears North 40°21'15" West, Central Angle equals 5°08'44" and Long Chord bears South 52°13'07" West 24.24 feet); thence North 47°49'20" East 47.46 feet; thence North 54°56'50" East 15.01 feet to the point of beginning.

Contains 84 sq. ft.

Total Area= 84.0 s.f.

Scale: 1" = 30'

30'   0   30'   60'

N

Orchard Lane Dedication

Ridley's Market

Santaquin, Utah

Sheet No.

G

ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 — AWAengineering.net

Designed By: SY

Drafted By: SBT

Client Name:
Ridley's Market

13-030 Legal EX

10 Jul, 2019