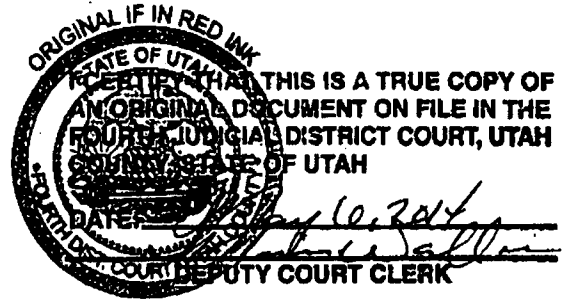


The Order of Court is stated below:

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
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.

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.

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

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°30'42" East along the Quarter Section Line and 342.45 feet South 89°46'11" East from the North Quarter Corner of said Section 1; and running thence South 89°46'11" East 140.38 feet; thence South 1°00'05" West 49.22 feet; thence North 88°59'55" West 139.73 feet; thence North 0°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°30'42" East along the Quarter Section Line and 340.47 feet South 89°46'11" East from the North Quarter Corner of said Section 1; and running thence North 0°13'49" East 105.52 feet; thence South 88°59'55" East 139.73 feet; thence North 1°00'05" East 49.22 feet; thence South 89°46'11" East 265.62 feet; thence South 0°13'49" West 152.34 feet to the Northerly Line of Main Street; thence along said Northerly Line the following two courses: South 87°33'23" West 10.93 feet; and North 89°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°30'42" East along the Quarter Section Line and 342.45 feet South 89°46'11" East from the North Quarter Corner of said Section 1; and running thence North 89°46'11" West 90.30 feet; thence North 47°32'35" East 487.72 feet; thence South 89°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 $0^{\circ}47'48''$ 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 $0^{\circ}30'42''$ East along the Quarter Section Line and 1222.85 feet South $89^{\circ}46'13''$ East from the North Quarter Corner of said Section 1; and running thence South $47^{\circ}49'42''$ 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 $40^{\circ}21'15''$ West; Central Angle equals $40^{\circ}52'11''$ and Long Chord bears South $70^{\circ}04'50''$ West 188.54 feet) to a point of tangency on the North Line of 100 North Street; thence North $89^{\circ}29'04''$ West 11.94 feet to an existing boundary line fence; thence North $2^{\circ}07'17''$ West 594.43 feet along said fence line; thence South $89^{\circ}46'13''$ 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 $0^{\circ}30'42''$ East along the Quarter Section Line, and 430.16 feet South $89^{\circ}51'46''$ East from the North Quarter Corner of said Section 1; and running thence South $89^{\circ}46'13''$ East 1.84 feet along an existing fence Line to a deed corner; thence South $2^{\circ}03'04''$ 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 $89^{\circ}29'04''$ West 16.61 feet along said Northerly Line of 100 North Street to an existing deed Line; thence North $3^{\circ}01'$ West 592.45 feet along said deed Line to an existing deed corner; thence North $89^{\circ}30'$ West 224.96 feet along a deed Line to an existing fence Line; thence North $2^{\circ}32'39''$ East 0.89 feet along said fence line; thence South $89^{\circ}51'46''$ 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°30'42" East along the Quarter Section Line, and 379.07 feet South 89°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°26'16" East 469.22 feet; thence South 89°30'30" East 133.01 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 along said Northerly Line the following two courses: South 87°33'23" West 169.10 feet; and North 89°46'11" West 395.08 feet; thence North 0°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°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: *Kirk F. Hunsaker*
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.

Rachel Maxwell Notary Public
Commission Expiration: *8/16/2016*
Resides in: *Salt Lake County, UT*

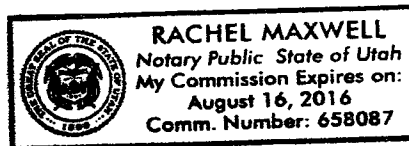


EXHIBIT "A"

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

Beginning at a point which is South 00° 30' 42" East 2,475.16 feet along the quarter section line and North 89° 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° 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° 00' 00", the chord of which bears North 45° 30' 56" East 21.21 feet; thence South 89° 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° 42' 21" West 169.07 feet; (2) North 87° 52' 52" West 24.68 feet; (3) South 00° 30' 42" East 184.00 feet to a point on the northwesterly right-of-way of old Highway 91 (Orchard Lane); thence South 47° 49' 20" West (*South 47° 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° 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.

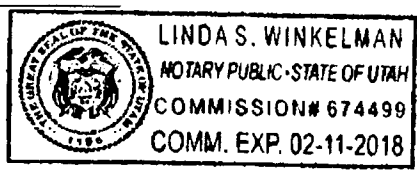
Donald J. Mecham by Clay T. Mecham, his Attorney in fact
DONALD J. MECHAM by CLAY T. MECHAM, his Attorney in fact
Donald J. Mecham by Michelle Cowan, his Attorney in fact
DONALD J. MECHAM by MECHELLE COWAN, his Attorney in fact

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;

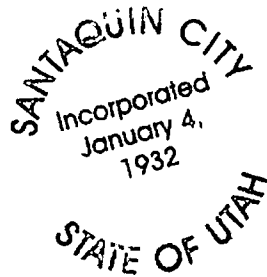
Grantor hereby quitclaims to Grantee, for the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described tract of land, located in Santaquin, Utah County, Utah, together with all appurtenances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

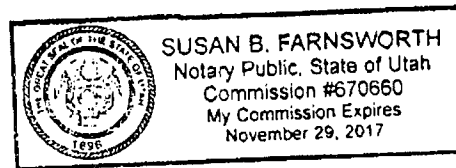


EXHIBIT A
Legal Description

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 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: 

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 

My Commission expires 11/22/21

residing in Santaquin, UT



SHANNON HOFFMAN
Notary Public, State of Utah
Commission #698160
My Commission Expires
11/22/2021

Exhibit A

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

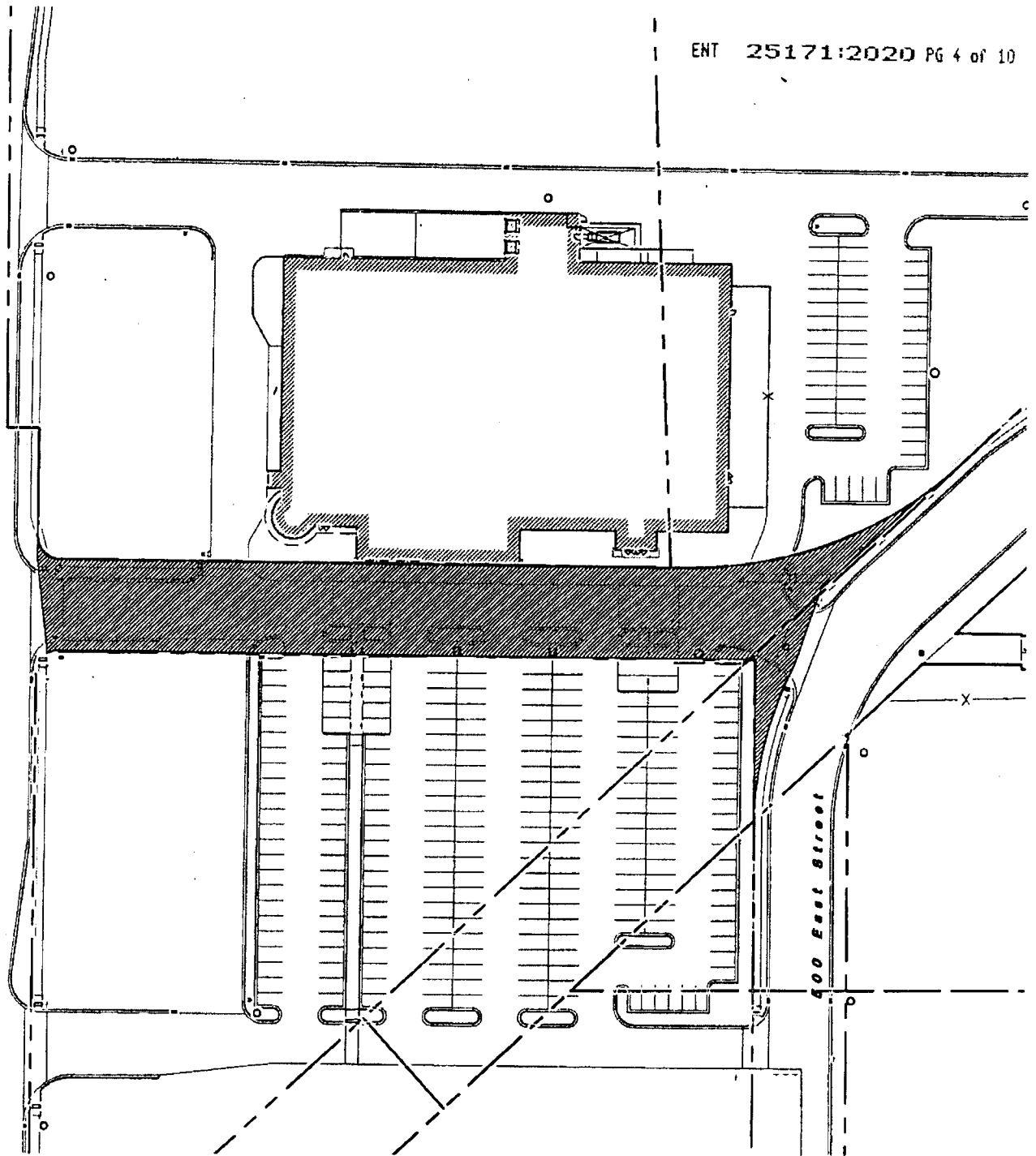
July 9, 2019

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**

4
U
U



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 84118
 801 521-8529 - AW@engrwh.com

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

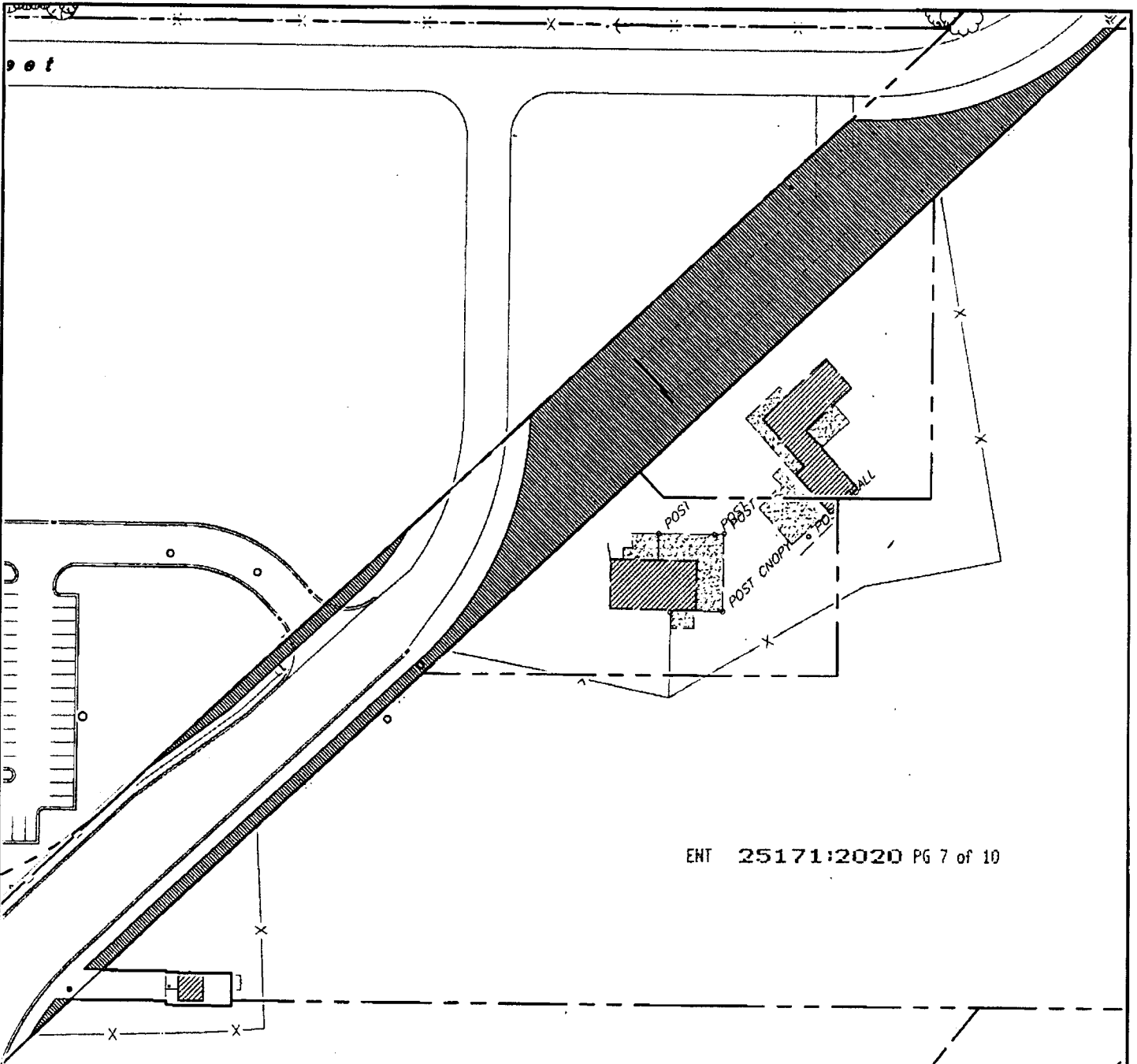
**Ridley's Santaquin
Orchard Lane Vacation**

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 84118
 801 521-8528 - 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 Northwestern 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 Northwestern 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

400 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 84114
 801 521-8529 - AWEngineering.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

When Recorded, Mail To:
Brett B. Rich
NIELSEN & SENIOR
1145 South 800 East, Suite 110
Orem, UT 84097



ENT 26503:2021 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 11 10:42 am FEE 0.00 BY MA
RECORDED FOR SANTAQUIN CITY CORPORATION

QUIT-CLAIM DEED

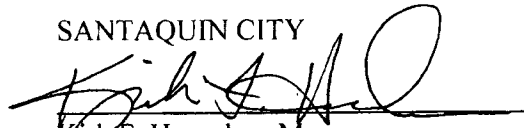
SANTAQUIN CITY, a political subdivision of the state of Utah, as Grantor, hereby quit-claims to CJM Limited Liability Limited Partnership, an Idaho limited partnership, as Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, that real property, together with all improvements thereon, situated in Utah County, Utah, depicted in Exhibit A hereto and more fully described as follows:

Tax ID No. 32:003:0104 (portion only)

A portion of a parcel of land for public right-of-way that is being vacated. Said parcel is situated in the North East Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian. Said portion is described as follows: Beginning at a point located on the north right-of-way of State Highway 6 (Santaquin Main Street), which point is South 00°30'42" East 2561.97 feet along the quarter section line and North 89°29'18" East 497.19 feet from the North Quarter Corner of said Section 1; thence North 0°10'3" East 115 feet; thence South 89°41'02" East 31 feet; thence South 0°10'03" East 115 feet to the north right-of-way of said State Highway 6; thence North 89°41'02" West 31 along said right-of-way to the point of beginning.


The above described parcel contains 3,565 square feet or 0.082 acres in area more or less.

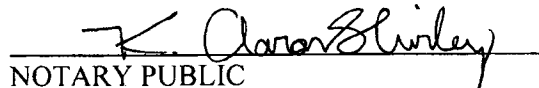
WITNESS the hand of said Grantor, this 10 day of Feb August, 2020.

SANTAQUIN CITY

Kirk F. Hunsaker, Mayor

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 10 day of August, 2020, personally appeared before me Kirk F. Hunsaker, who being duly sworn, stated that he is the Mayor of Santaquin City, Utah, that he is authorized to execute the within instrument on behalf of Grantor, and who then executed the same.

 AARON SHIRLEY
Notary Public, State of Utah
Commission #708963
My Commission Expires
10/26/2023


NOTARY PUBLIC