

WHEN RECORDED, MAIL TO:

RG Development, LC
Attn: Ryan Johnston
251 West 1600 South
Springville, Utah 84663

PLT #77969

PLEASE MAIL TAX NOTICE TO GRANTEE
AT ITS ADDRESS LISTED BELOW

Space above for County Recorder's Use

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, CJM LIMITED LIABILITY LIMITED PARTNERSHIP, an Idaho limited liability limited partnership ("Grantor"), hereby conveys and warrants, against all claiming by, through, or under it (and no others), to RG DEVELOPMENT, LC, a Utah limited liability company and JOHNSTON DEVELOPMENTS, LLC, a Utah limited liability company, whose address is 251 West 1600 South, Springville, Utah 84663, as tenants-in-common, each as to an undivided 50% interest in the Property (collectively, the "Grantee"), that certain real property located in Utah County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, (a) buildings, structures, fixtures, signs, and other improvements of every kind and nature presently situated on, in, under or about the Property; (b) all easements, rights of way, benefits, and appurtenances running with such Property; (c) all of Grantor's right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, such real property; (d) all of Grantor's right, title and interest, if any, in and to all mineral and subsurface rights of any kind whatsoever related or appurtenant to such real property; and (e) all appurtenant water rights, non-appurtenant water rights, all water company shares of stock, and water now held, owned or used in connection with the Property.

SUBJECT TO current taxes and assessments and to reservations, easements, covenants, conditions, restrictions of record.

[signature and acknowledgment are on the following page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 12th day of April, 2019.

GRANTOR:

CJM LIMITED LIABILITY LIMITED PARTNERSHIP, an Idaho limited liability limited partnership

By: [Signature]
Print Name: Mark Ridley
Title: President

STATE OF Idaho)
COUNTY OF ADA) : ss.

The foregoing instrument was acknowledged before me this 12th day of April, 2019, by Mark Ridley, the President of CJM LIMITED LIABILITY LIMITED PARTNERSHIP, an Idaho limited liability limited partnership.

RENE K. KIDWILL
COMMISSION NUMBER 15909
NOTARY PUBLIC
STATE OF IDAHO

[Signature]
Residing at: Meridian

My Commission Expires 4-1-2020

Exhibit A**DESCRIPTION OF PROPERTY**

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 Future Easterly Line of 400 East Street located 1737.86 feet South $0^{\circ}30'42''$ East along the Quarter Section Line; and 29.85 feet South $89^{\circ}29'04''$ East from the North Quarter Corner of said Section 1; and running thence along Future Street Right-of-Way Lines the following nine courses: North $0^{\circ}30'56''$ East 53.50 feet; North $6^{\circ}47'35''$ East 54.87 feet; North $0^{\circ}30'56''$ East 139.43 feet to a point of curvature; Northeasterly along the arc of a 12.00 foot radius curve to the right a distance of 18.77 feet (Central Angle equals $89^{\circ}37'17''$ and Long Chord bears North $45^{\circ}19'35''$ East 16.91 feet) to a point of tangency; South $89^{\circ}51'46''$ East 376.98 feet; South $89^{\circ}46'13''$ East 432.01 feet to a point of curvature; Southeasterly along the arc of a 12.00 foot radius curve to the right a distance of 18.85 feet (Central Angle equals $90^{\circ}00'00''$ and Long Chord bears South $44^{\circ}46'13''$ East 16.97 feet) to a point of tangency; South $0^{\circ}13'47''$ West 181.28 feet to a point of tangency; and Southwesterly along the arc of a 171.00 foot radius curve to the right a distance of 85.97 feet (Central Angle equals $28^{\circ}48'16''$ and Long Chord bears South $14^{\circ}37'55''$ West 85.07 feet) to the Northwesterly Line of Orchard Lane; thence South $47^{\circ}49'42''$ West 67.30 feet along said Northwesterly Line; thence North $42^{\circ}10'40''$ West 27.48 feet to a point of curvature; thence Northwesterly along the arc of a 115.00 foot radius curve to the left a distance of 94.95 feet (Central Angle equals $47^{\circ}18'24''$ and Long Chord bears North $65^{\circ}49'52''$ West 92.28 feet) to a point of tangency; thence North $89^{\circ}29'04''$ West 666.49 feet to the point of beginning.

**Contains 222,007 sq. ft.
or 5.097 acres**

[Exhibit A to CJM Santaquin Deed]