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SE 2 4th Flr R20

E 1347244 B 2175 P 1738
JAMES ASHAUER, DAVIS CNTY RECORDER
SEP 15 4:08 PM FEE 28.00 DEP NT
REC'D FOR SECURITY TITLE COMPANY

SECURITY TITLE CO. **QUIT-CLAIM DEED**

Order No. 105020 [CORPORATE FORM]

12-022-0022, 0051, 0053

Flg 10/1 0555

FREEPORT COLD STORAGE, INC. _____, a corporation
organized and existing under the laws of the State of Utah, with its principal office at
Clearfield City _____, of County of Davis _____, State of Utah,
grantor, hereby QUIT CLAIMS to _____

CLEARFIELD LAND AND MANAGEMENT, A CALIFORNIA PARTNERSHIP

of Salinas City, County of Monterey, State of California _____ grantee
for the sum of
ten DOLLARS,

and other good and valuable consideration, _____
the following described tracts of land in _____ Davis _____ County,
State of Utah: _____

See Attached Exhibit "A"

12-022-0022

The officers who sign this deed hereby certify that this deed and the transfer represented
thereby was duly authorized under a resolution duly adopted by the board of directors of the
grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed
by its duly authorized officers this _____ day of _____, A. D. 19

Attest:

FREEPORT COLD STORAGE, INC. _____ Company

Secretary

By _____

[CORPORATE SEAL]

President

STATE OF ~~UTAH~~ California,

County of Monterey

vs.

See Acknowledgement

On the 10th day of September, 1997, _____, A. D.

personally appeared before me Herschell H. Smith _____ and
who being by me duly sworn did say, ~~that~~ for himself, that he, the said Herschell H. Smith
is the president. ~~and he is the president~~ *is the secretary*

of FREEPORT COLD STORAGE, INC. _____ Company, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board of
directors and said Herschell H. Smith _____

~~and~~ duly acknowledged to me that said corporation executed the same and that the seal affixed
is the seal of said corporation.

Notary Public.

My commission expires _____

My residence is _____

PARCEL 1: 12-022-0022

BEGINNING AT A POINT 931.66 FEET SOUTH 633 FEET WEST AND 106 FEET NORTH FROM THE EAST QUARTER CORNER OF SECTION 2; TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; THENCE WEST 613.44 FEET MORE OR LESS, TO THE EAST LINE OF DENVER A RIO GRANDE WESTERN RAILROAD RIGHT OF WAY. THENCE SOUTH 35° EAST 603.44 FEET ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 2; THENCE EAST 263 FEET MORE OR LESS TO A POINT SOUTH 0°13'08" WEST OF BEGINNING. THENCE NORTH 0°13'08" EAST 486.22 FEET MORE OR LESS TO POINT OF BEGINNING.

PARCEL 11: 12-022-0055

BEGINNING ON THE EAST LINE OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, IN THE CITY OF CLEARFIELD, AT A POINT 931.66 FEET SOUTH 0°13'08" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 89°46'52" WEST 200.00 FEET; THENCE NORTH 0°13'08" EAST 66.00 FEET; THENCE NORTH 89°46'52" WEST 200.00 FEET; THENCE NORTH 0°13'08" EAST 40.00 FEET; THENCE NORTH 89°46'52" WEST 33.00 FEET TO A POINT ON THE WEST LINE OF THE FROZEN FOOD WAREHOUSE BUILDING PROJECTED; THENCE SOUTH 0°13'08" WEST 486.22 FEET ALONG SAID WEST LINE AND WEST LINE PROJECTED TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°55'25" EAST 133.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 0°13'08" EAST 379.15 FEET TO THE PLACE OF COMMENCEMENT.

SUBJECT TO AN EASEMENT OVER THE EAST 33.00 FEET THEREOF FOR MAIN STREET, AND THE EXISTING UTILITY EASEMENTS LOCATED THEREIN.

TOGETHER WITH A FOOTING EASEMENT OVER THE FOLLOWING DESCRIBED TRACT OF LAND COMMENCING AT A POINT 1310.81 FEET SOUTH 0°13'08" WEST 433.00 FEET; NORTH 89°55'25" WEST AND 52.62 FEET; NORTH 0°13'08" EAST FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°13'08" EAST 318.3 FEET TO A POINT 9.6 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTRAL LINE OF A RAILROAD SPUR; THENCE NORTH 89°46'52" WEST 2.00 FEET; THENCE SOUTH 0°13'08" WEST 318.30 FEET; THENCE SOUTH 89°46'52" EAST 2.00 FEET TO THE PLACE OF COMMENCEMENT.

SUBJECT TO EASEMENTS OVER THE FOLLOWING TWO TRACTS OF LAND:

COMMENCING ON THE EAST LINE OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AT A POINT 931.66 FEET SOUTH 0°13'08" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 89°46'52" WEST 200.00 FEET; THENCE NORTH 0°13'08" EAST 66.00 FEET; THENCE NORTH 89°46'52" WEST 233.00 FEET; THENCE SOUTH 0°13'08" WEST 25.00 FEET; THENCE SOUTH 89°46'52" EAST 208.00 FEET; THENCE SOUTH 0°13'08" WEST 66.00 FEET; THENCE SOUTH 89°46'52" EAST 225.00 FEET TO SAID EAST LINE. THENCE NORTH 0°13'08" EAST 25.00 FEET ALONG SAID EAST LINE TO THE PLACE OF COMMENCEMENT.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS 1310.81 FEET SOUTH 0°13'08" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH 89°55'25" WEST 433.00 FEET; THENCE NORTH 0°13'08" EAST 25.00 FEET; THENCE SOUTH 89°55'25" EAST 433.00 FEET TO THE EAST LINE OF SECTION 2.

THENCE SOUTH $0^{\circ}13'08''$ WEST 25.00 FEET ALONG SAID EAST LINE TO THE PLACE OF COMMENCEMENT.

SUBJECT ALSO, TO A RAILROAD RIGHT OF WAY FOR A SPUR TRACT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 825.66 FEET SOUTH AND 646.00 FEET, MORE OR LESS, WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 464.20 FEET, FOR A DISTANCE OF 240.00 FEET TO A POINT WHERE THE ABOVE DESCRIBED RIGHT OF WAY CHANGES IN WIDTH FROM 32.00 FEET TO 17.00 FEET, THENCE CONTINUING EASTERLY ALONG SAID CURVE TO THE LEFT FOR A DISTANCE OF 88.00 FEET, THENCE EAST FOR A DISTANCE OF 71.00 FEET TO THE END OF SAID SPUR TRACT.

ALSO PARCEL 11 (12-022-0054)

BEGINNING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AT A POINT 1310.81 FEET, SOUTH $0^{\circ}13'08''$ WEST AND 433.0 FEET NORTH $89^{\circ}55'25''$ WEST FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, IN THE CITY OF CLEARFIELD, AND RUNNING THENCE NORTH $89^{\circ}55'25''$ WEST 200.00 FEET THENCE NORTH $0^{\circ}13'08''$ EAST 486.72 FEET; THENCE SOUTH $89^{\circ}46'52''$ EAST 200.00 FEET; THENCE SOUTH $0^{\circ}13'08''$ WEST 486.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A FOOTING EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 1310.81 FEET SOUTH $0^{\circ}13'08''$ WEST AND 633.0 FEET NORTH $89^{\circ}55'25''$ WEST AND 52.12 FEET NORTH $0^{\circ}13'08''$ EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 2, THENCE NORTH $0^{\circ}13'08''$ EAST 404.0 FEET; THENCE NORTH $89^{\circ}46'52''$ WEST 2.0 FEET; THENCE SOUTH $0^{\circ}13'08''$ WEST 404.0 FEET; THENCE SOUTH $89^{\circ}46'52''$ EAST 2.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FOOTING EASEMENT OVER THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT A POINT 1310.81 FEET SOUTH $0^{\circ}13'08''$ WEST AND 433.00 FEET NORTH $89^{\circ}55'25''$ WEST AND 52.62 FEET NORTH $0^{\circ}13'08''$ EAST FROM THE EAST QUARTER CORNER OR SAID SECTION 2 AND RUNNING THENCE NORTH $0^{\circ}13'08''$ EAST 318.3 FEET TO THE POINT 9.6 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE OF A RAILROAD SPUR; THENCE NORTH $89^{\circ}46'52''$ WEST 2.00 FEET; THENCE SOUTH $0^{\circ}13'08''$ WEST 318.30 FEET; THENCE SOUTH $89^{\circ}46'52''$ EAST 2.00 FEET TO THE PLACE OF COMMENCEMENT.

TOGETHER WITH AND SUBJECT TO EASEMENTS OVER THE FOLLOWING TWO TRACTS OF LAND:

COMMENCING ON THE EAST LINE OF SAID SECTION 2 AT A POINT 931.66 FEET SOUTH $0^{\circ}13'08''$ WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH $89^{\circ}46'52''$ WEST 200.0 FEET; THENCE NORTH $0^{\circ}13'08''$ EAST 66.0 FEET; THENCE NORTH $89^{\circ}46'52''$ WEST 233.0 FEET; THENCE WESTERLY 56.31 FEET ALONG THE ARC OF A 87.50 FOOT RADIUS CURVE TO THE RIGHT TO A POINT OF TANGENCY WITH A 112.50 FOOT RADIUS CRUVE TO THE LEFT (TANGENT TO SAID 87.50 FOOT RADIUS CURVE AT ITS POINT OF BEGINNING BEARS NORTH $89^{\circ}46'52''$ WEST); THENCE NORTHWESTERLY AND WESTERLY 72.39 FEET ALONG THE ARC OF SAID 112.50 FOOT RADIUS CURVE; THENCE NORTH $89^{\circ}46'52''$ WEST 80.0 FEET TO A POINT ON THE WEST LINE OF THE FROZEN FOODS WAREHOUSE BUILDING NO. 2 PROJECTED; THENCE SOUTH $0^{\circ}13'08''$ WEST 25.0 FEET; THENCE SOUTH $89^{\circ}46'52''$ EAST 80.0 FEET TO A POINT OF TANGENCY WITH A 87.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY 56.31 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY WITH A 112.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND EASTERLY 72.39 FEET

ALONG THE ARC OF SAID CURVE, THENCE SOUTH $89^{\circ}46'52''$ EAST 208.0 FEET, THENCE SOUTH $0^{\circ}13'08''$ WEST 66.0 FEET, THENCE SOUTH $89^{\circ}46'52''$ EAST 225.0 FEET TO SAID EAST LINE, THENCE NORTH $0^{\circ}13'08''$ EAST 25.0 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, WHICH POINT IS 1310.81 FEET SOUTH $0^{\circ}13'08''$ WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH $89^{\circ}55'25''$ WEST 633.0 FEET, THENCE NORTH $0^{\circ}13'08''$ 25.0 FEET, THENCE SOUTH $89^{\circ}55'25''$ WEST 633.0 FEET TO THE EAST LINE OF SAID SECTION 2, THENCE SOUTH $0^{\circ}13'08''$ WEST 25.0 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SITUATE IN DAVIS COUNTY, STATE OF UTAH.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

E 1347249 & 2175 P 1742

County of Monterey

On September 10, 1997 before me Mary L. Kelly,

personally appeared Herschell H. Smith*****

personally known to me - OR - x proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Mary L. Kelly

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit-Claim Deed

Document Date: September 10, 1997 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Herschell H. Smith

Signer's Name: _____

Individual
x Corporate Officer
Title(s): _____
Partner — Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: _____

Individual
Corporate Officer
Title(s): _____
Partner — Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: _____

RIGHT THUMBPRINT OF SIGNER

RIGHT THUMBPRINT OF SIGNER

Signer Is Representing: _____

Signer Is Representing: _____