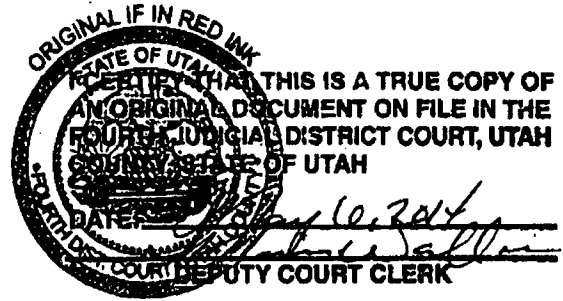


The Order of Court is stated below:

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 & WILNER

**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°35'47" West 44.29 feet along an existing fence on the Northerly Line of said Agreement; thence North 47°37'42" East 296.15 feet; thence South 89°47'47" East 285.825 feet; thence North 120 feet; thence South 89°47'47" East 64.27 feet; thence North 0°16'54" East 201.53 feet; thence North 47°37'42" East 168.91 feet; thence South 89°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°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°37'42" West 273 feet; thence South 44°13'46" East 23.55 feet; thence South 89°47'47" East 184.27 feet; thence North 0°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°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°13'46" East 23.55 feet; thence South 89°47'47" East 120 feet; thence South 120 feet; thence North 89°47'47" West 285.825 feet; thence North 47°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

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:

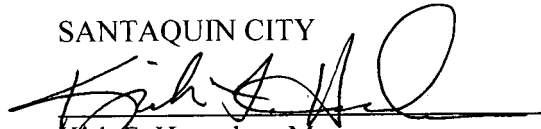
Tax ID No. 32:003:0104 (portion only)

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

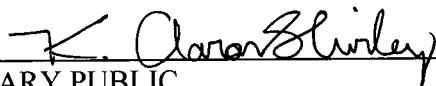

Kirk F. Hunsaker, Mayor

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
10/28/2023


NOTARY PUBLIC