

ENT 101025 : 2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Dec 26 10:42 AM FEE 40.00 BY CS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
CJM Limited Liability Limited Partnership, an Idaho limited partnership  
621 Washington St. S  
Twin Falls, ID 83301



File No.: 187372-MCM

## QUITCLAIM DEED

**Jacob Ranch Marketplace, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Midvale, State of Utah, hereby quitclaims to

**CJM Limited Liability Limited Partnership, an Idaho limited partnership,**

**GRANTEE(S)**, of Twin Falls, State of Idaho

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.: 69-002-0191, 69-002-0199, 69-002-0201, 69-002-0205, 69-002-0208**  
(for reference purposes only)

Dated this 25 day of November, 2025.

Jacob Ranch Marketplace, LLC, a Utah limited liability company

BY: CP Jacob Ranch, LLC, a Utah limited liability company, its Manager

BY: William Gaskill  
Manager

BY: Thrive RE Holdings, LLC, a Utah limited liability company, its Manager

BY: G. Chas Johnson  
Manager

STATE OF UTAH

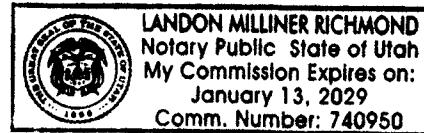
COUNTY OF SALT LAKE

On this 25 day of November, 2025, before me, personally appeared William Gaskill, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and

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acknowledged before me that he/she/they executed the same on behalf of Jacob Ranch Marketplace, LLC, a Utah limited liability company.

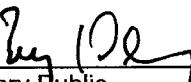
  
\_\_\_\_\_  
Notary Public

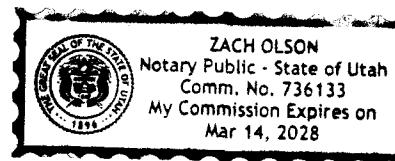


STATE OF UTAH

COUNTY OF SALT LAKE

On this 25 day of November, 2025, before me, personally appeared G. Chas Johnson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Jacob Ranch Marketplace, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



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**EXHIBIT A****Lot 1 Description**

A part of the Northeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah:

Beginning at a point located 275.46 feet North  $0^{\circ}12'18''$  East along the Section line; and 1055.27 feet West from a 2018 Utah County Survey Brass Cap Monument found marking the East Quarter Corner of said Section 2; said East Quarter Corner bears North  $0^{\circ}12'20''$  East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence North  $22^{\circ}37'10''$  West 308.04 feet; thence North  $12^{\circ}21'10''$  West 176.55 feet to a point of curvature; thence Northwesterly along the arc of a 881.50 foot radius curve to the right a distance of 17.77 feet (Central Angle equals  $1^{\circ}09'18''$  and Long Chord bears North  $11^{\circ}46'31''$  West 17.77 feet); thence North  $60^{\circ}54'24''$  East 466.85 feet; thence South  $30^{\circ}00'15''$  East 536.75 feet; thence South  $59^{\circ}59'45''$  West 183.50 feet; thence North  $30^{\circ}00'15''$  West 53.57 feet; thence South  $59^{\circ}59'45''$  West 381.98 feet to said point of beginning.

**Lot 6 Description**

A part of the Northeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah:

Beginning at a point on the Westerly line of Redwood Road, located 637.02 feet North  $0^{\circ}12'18''$  East along the Section line; and 323.32 feet West from a 2018 Utah County Survey Brass Cap Monument found marking the East Quarter Corner of said Section 2; said East Quarter Corner bears North  $0^{\circ}12'20''$  East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence South  $59^{\circ}59'45''$  West 250.31 feet; thence North  $30^{\circ}00'15''$  West 243.40 feet; thence North  $59^{\circ}59'45''$  East 250.31 feet to said Westerly line; thence South  $30^{\circ}00'15''$  East 243.40 feet along said Westerly line to said point of beginning.