

ENT 101026 : 2025 PG 1 of 2  
**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:  
Jacob Ranch Marketplace, LLC, a Utah limited liability company  
7585 S Union Park Ave, Ste 200  
Midvale, UT 84047



File No.: 187372-MCM

## QUITCLAIM DEED

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

**GRANTOR(S)**, of Twin Falls, State of Idaho, hereby quitclaims to

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

**GRANTEE(S)**, of Midvale, State of Utah

**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.:** *59-002-0191, 59-002-0199, 59-002-0201, 59-002-0205*  
*59-002-0208* (for reference purposes only)

Dated this 16<sup>th</sup> day of December, 2025.

CJM Limited Liability Limited Partnership, an Idaho limited partnership

BY: \_\_\_\_\_  
Name: Donald Mark Ridley  
Its: Authorized Partner

STATE OF Idaho

COUNTY OF Ada

On this 16<sup>th</sup> day of December, 2025, before me, personally appeared Donald Mark Ridley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of CJM Limited Liability Limited Partnership, an Idaho limited partnership.

Malissa Nielson  
Notary Public



File No. 187372-MCM

**EXHIBIT A****Lot 2 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  $59^{\circ}59'45''$  East 381.98 feet; thence South  $30^{\circ}00'15''$  East 53.57 feet; thence South  $6^{\circ}25'11''$  West 199.15 feet to a point of curvature; thence Northwesterly along the arc of a 594.74 foot radius curve to the left a distance of 301.75 feet (Center bears South  $6^{\circ}24'26''$  West, Central Angle equals  $29^{\circ}04'12''$  and Long Chord bears South  $81^{\circ}52'21''$  West 298.52 feet); thence North  $22^{\circ}37'10''$  West 103.43 feet to said point of beginning.

**Lot 7 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 951.59 feet North  $0^{\circ}12'18''$  East along the Section line; and 506.09 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  $30^{\circ}00'15''$  East 119.85 feet along said Westerly line; thence South  $59^{\circ}59'45''$  West 250.31 feet; thence North  $30^{\circ}00'15''$  West 119.85 feet; thence North  $59^{\circ}59'45''$  East 250.31 feet to said Westerly line and said point of beginning.