



Prepared By Prospect Title Insurance
Agency, LLC
102162-23

After Recording Mail Tax Notice To:
621 Washington St S
Twin Falls, ID 83301

Space Above This Line for Recorder's Use

WARRANTY DEED

Patriot Ridge, LLC

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

CJM Limited Liability Limited Partnership

GRANTEE(S), of 621 Washington St S Twin Falls, ID 83301
hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in
Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining thereto, being subject, however, to easements, rights of way, restrictions,
etc., of record or enforceable in law or equity.

Tax Serial No. 59-002-0186

Witness our hands on the 24th day of October, 2024

Patriot Ridge, LLC, a Limited Liability Company

By: Margaret Stoddard
Margaret Stoddard, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 24th day of October, 2024, personally appeared Margaret Stoddard, Manager of Patriot Ridge, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say she is Manager of Patriot Ridge, LLC and said document was signed by her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Kevin Pinder
Notary Public

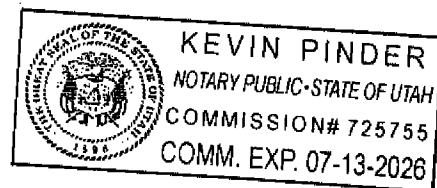


EXHIBIT A

Parcel 2:

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 as widened per that certain Special Warranty Deed recorded as Entry No. 7721:2018 in the Official Records of Utah County pursuant to Utah Department of Transportation Project No. F-0068(109)27, located 809.31 feet North 00°12'18" East along the East line of said Section 2; 423.42 feet West; and 198.95 feet South 30°00'15" East along said Westerly line 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 00°12'20" East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence along said Westerly line the following three courses: South 30°00'15" East 49.49 feet to a point of curvature; Southeasterly along the arc of a 2260.00 foot radius curve to the left a distance of 193.49 feet (Central Angle equals 04°54'19" and Long Chord bears South 32°27'24" East 193.43 feet) to a point of tangency; and South 34°54'34" East 33.14 feet to the Northwesterly line of that certain Warranty Deed recorded as Entry No. 214629:2021 in the Official Records of Utah County; thence along said Northwesterly line the following two courses: South 55°05'26" West 280.85 feet (281.12 feet record); and South 31°55'41" West 126.36 feet; thence South 31°56'58" West 34.42 feet to the Southerly line of that certain Warranty Deed recorded as Entry No. 94233:2013 in the Official Records of Utah County; thence Northwesterly along the arc of a 560.74 foot radius curve to the left a distance of 534.18 feet (534.05 feet record) (Center bears South 31°57'45" West, Central Angle equals 54°34'54" and Long Chord bears North 85°19'42" West 514.21 feet (North 85°20'06" West 514.09 feet record)) to the Westerly line of said Warranty Deed; thence North 22°37'10" West 181.94 feet along the Westerly line of said Warranty Deed; thence North 59°59'45" East 378.77 feet; thence South 30°00'15" East 56.34 feet to a point of curvature; thence Southeasterly along the arc of a 115.00 foot radius curve to the right a distance of 42.16 feet (Central Angle equals 21°00'23" and Long Chord bears South 19°30'03" East 41.93 feet); thence North 59°59'45" East 438.95 feet to said Westerly line of Redwood Road and the point of beginning.