



**Prepared By Prospect Title Insurance  
Agency, LLC  
102162-23**

**After Recording Mail Tax Notice To:  
7585 S Union Park Ave, Ste 200  
Midvale, UT 84047**

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

**Jacob Ranch Marketplace, LLC, a Limited Liability Company**

GRANTEE(S), of 7585 S Union Park Ave, Ste 200 Midvale, UT 84047

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 24<sup>th</sup> 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 21<sup>st</sup> 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.

Peter Pinder  
Notary Public



**EXHIBIT A**

Property 1:

Parcel 1:

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 the point of intersection of 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, and the Northerly line of Parcel 1 of that certain Warranty Deed recorded as Entry No. 94233:2013 in the Official Records of Utah County, located 809.31 feet North 00°12'18" East along the East line of said Section 2; and 423.42 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 00°12'20" East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence South 30°00'15" East 198.95 feet along said Westerly line; thence South 59°59'45" West 438.95 feet to a point on a curve; thence Northwesterly along the arc of a 115.00 foot radius curve to the left a distance of 42.16 feet (Center bears South 81°00'08" West, Central Angle equals 21°00'23" and Long Chord bears North 19°30'03" West 41.93 feet) to a point of tangency; thence North 30°00'15" West 56.34 feet; thence South 59°59'45" West 378.77 feet to the Westerly line of said Warranty Deed; thence North 22°37'10" West 112.60 feet along said Westerly line of said Warranty Deed to the Northwest corner thereof; thence North 60°44'11" East 795.67 feet along said Northerly line of said Warranty Deed to said Westerly line of Redwood Road and the point of beginning.



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Agency, LLC  
102165-23

After Recording Mail Tax Notice To:  
7585 S Union Park Ave, Ste 200  
Midvale, UT 84047

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Jacob Lake Hills Ranch, LLC and Aaron Mark Jacob**

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

**Jacob Ranch Marketplace, LLC, a Limited Liability Company**

GRANTEE(S), of 7585 S Union Park Ave, Ste 200 Midvale, UT 84047

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. 59-002-0171**

Witness our hands on the 23<sup>rd</sup> day of October, 2024

**Grantor:**

Jacob Lake Hills Ranch, LLC, a Utah Limited Liability Company

By: J Mark Jacob  
J Mark Jacob, Manager

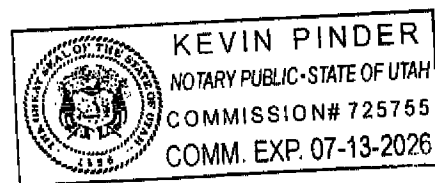
Aaron Mark Jacob  
Aaron Mark Jacob

STATE OF UTAH  
COUNTY OF UTAH

On this 23<sup>rd</sup> day of October, 2024, before me Kevin Pinder, a notary public, personally appeared J Mark Jacob, Manager of Jacob Lake Hills Ranch, LLC and Aaron Mark Jacob, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

Kevin Pinder  
Notary Public



**EXHIBIT A****Property 1:**

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 the most Easterly corner of that certain Special Warranty Deed recorded as Entry No. 66166:2021 in the Official Records of Utah County, located 1088.42 feet North  $0^{\circ}12'18''$  East along the East line of said Section 2; and 609.27 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 South  $60^{\circ}54'24''$  West 696.68 feet along the Southerly line of said Special Warranty Deed to a point on a curve; thence Northwesterly along the arc of a 881.50 foot radius curve to the right a distance of 154.18 feet (Center bears North  $78^{\circ}48'09''$  East, Central Angle equals  $10^{\circ}01'17''$  and Long Chord bears North  $6^{\circ}11'13''$  West 153.98 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 800.00 foot radius curve to the left a distance of 155.67 feet (Central Angle equals  $11^{\circ}08'S7''$  and Long Chord bears North  $6^{\circ}45'03''$  West 155.43 feet) to a point of tangency; thence North  $12^{\circ}19'32''$  West 515.46 feet to a point of curvature; thence Northwesterly along the arc of a 80.00 foot radius curve to the left a distance of 8.22 feet (Central Angle equals  $5^{\circ}53'10''$  and Long Chord bears North  $15^{\circ}16'07''$  West 8.21 feet) to the Northerly line of said Special Warranty Deed; thence along the Northerly and Easterly lines of said Special Warranty Deed the following three courses: North  $60^{\circ}54'24''$  East 397.97 feet to the most Northerly corner thereof; Southeasterly along the arc of a 2160.00 foot radius curve to the right a distance of 333.48 feet (Center bears South  $51^{\circ}42'23''$  West, Central Angle equals  $8^{\circ}50'45''$  and Long Chord bears South  $33^{\circ}52'14''$  East 333.15 feet); thence South  $29^{\circ}15'15''$  East 455.13 feet to said most Easterly corner and the point of beginning.



Prepared By Prospect Title Insurance  
Agency, LLC  
102077-23

After Recording Mail Tax Notice To:  
7585 S Union Park Ave, Ste 200  
Midvale, UT 84047

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Calvin K Jacob Family Partnership**

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

**Jacob Ranch Marketplace LLC, a Limited Liability Company**

GRANTEE(S), of 7585 S Union Park Ave, Ste 200 Midvale, UT 84047

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. 59-002-0172**

Witness our hands on the 23rd day of October, 2024

**Grantor:**

Calvin K Jacob Family Partnership

By: J. Mark Jacob  
J. Mark Jacob, Partner

By: James C. Jacob  
James C. Jacob, Partner

STATE OF UTAH  
COUNTY OF UTAH

On this 23<sup>rd</sup> day of October, 2024, before me Kevin Pinder, a notary public, personally appeared J Mark Jacob and James C. Jacob, Partners of Calvin K Jacob Family Partnership, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

Kevin Pinder  
Notary Public





**EXHIBIT A****Property 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 the most Easterly corner of that certain Special Warranty Deed recorded as Entry No. 66166:2021 in the Official Records of Utah County, located 1088.42 feet North 0°12'18" East along the East line of said Section 2; and 609.27 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°12'20" East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence along the Easterly and Northerly lines of said Special Warranty Deed the following three courses: North 29°15'15" West 455.13 feet to a point on a curve; Northwesterly along the arc of a 2160.00 foot radius curve to the left a distance of 333.48 feet (Center bears South 60°33'09" West, Central Angle equals 8°50'45" and Long Chord bears North 33°52'14" West 333.15 feet) to the most Northerly corner of said Special Warranty Deed; and South 60°54'24" West 397.97 feet to a point on a curve; thence Northwesterly along the arc of a 80.00 foot radius curve to the left a distance of 37.47 feet (Center bears South 71°47'18" West, Central Angle equals 26°50'07" and Long Chord bears North 31°37'45" West 37.13 feet); thence North 45°02'49" West 227.87 feet to a point on a curve; thence Northeasterly along the arc of a 346.50 foot radius curve to the right a distance of 128.63 feet (Center bears South 82°31'40" East, Central Angle equals 21°16'12" and Long Chord bears North 18°06'26" East 127.89 feet); thence North 61°15'28" West 125.00 feet along a radial line to a point on a curve; thence Northeasterly along the arc of a 471.50 foot radius curve to the right a distance of 133.37 feet (Center bears South 61°15'28" East, Central angle equals 16°12'26" and Long Chord bears North 36°50'45" East 132.93 feet) to a point of tangency; thence North 44°56'58" East 202.08 feet to 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; thence along said Westerly line of Redwood Road the following seven courses: South 45°03'02" East 404.00 feet to a point of curvature; Southeasterly along the arc of a 1240.00 foot radius curve to the right a distance of 325.64 feet (Center bears South 44°56'58" West, Central Angle equals 15°02'47" and Long Chord bears South 37°31'38" East 324.70 feet) to a point of tangency; South 30°00'15" East 206.45 feet; South 26°18'21" West 18.03 feet; South 30°00'15" East 30.00 feet; South 86°18'50" East 18.03 feet; and South 30°00'15" East 654.29 feet; thence South 55°59'45" West 250.30 feet; thence North 30°00'15" West 278.50 feet to the Southerly line of said Special Warranty Deed; thence North 60°54'24" East 229.83 feet along said Southerly line to said most Easterly corner of said Special Warranty Deed and the point of beginning.

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.