



**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 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 24 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.



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.



**Prepared By Prospect Title Insurance
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 23rd 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 23rd 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

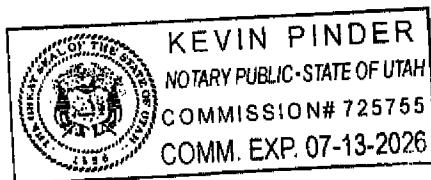


EXHIBIT A**Property 1:**

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°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 South 60°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°48'09" East, Central Angle equals 10°01'17" and Long Chord bears North 6°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°08'S7" and Long Chord bears North 6°45'03" West 155.43 feet) to a point of tangency; thence North 12°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°53'10" and Long Chord bears North 15°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°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°42'23" West, Central Angle equals 8°50'45" and Long Chord bears South 33°52'14" East 333.15 feet); thence South 29°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 23rd 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 5§9°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.

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 16th 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 16th 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.