

00795478 B: 1618 P: 1933

B: 1618 P: 1933 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

08/12/2022 09:23:29 AM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

WHEN RECORDED RETURN TO:

Iron Apex Holdings, LLC a Utah Limited Liability Company
HC 65 Box 340
Kanarrville, UT 84742

WARRANTY DEED

Jacen Christian Brewer, Irma Violeta Brewer, and Douglas George Brewer, **GRANTOR**, hereby **CONVEY (S) AND WARRANT(S)** to Iron Apex Holdings, LLC a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

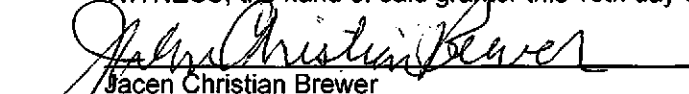
SEE EXHIBIT "A" ATTACHED HERETO

TAX ID No.: E-0172-0001-0002; Tax Account No.: 0334646

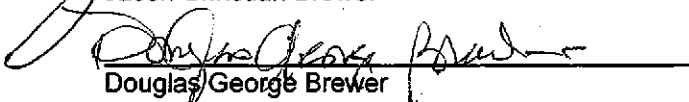
TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.

WITNESS, the hand of said grantor this 10th day of August, 2022.



Jacen Christian Brewer



Douglas George Brewer

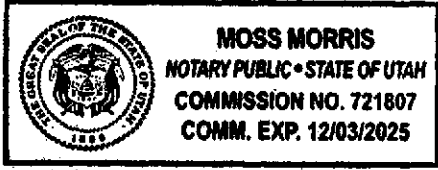


Irma Violeta Brewer

STATE OF UTAH }
COUNTY OF Salt Lake } ss.

On the 11 day of August, A.D. 2022 personally appeared before me Douglas George Brewer the signer of the within instrument, who duly acknowledged to me that he executed the same.

Moss Morris
Notary Public



STATE OF UTAH }
COUNTY OF Iron } ss.

On the 11 day of August, A.D. 2022 personally appeared before me Jacen Christian Brewer, Irma Violeta Brewer the signers of the within instrument, who duly acknowledged to me that they executed the same.

Calvin D Robinson
Notary Public

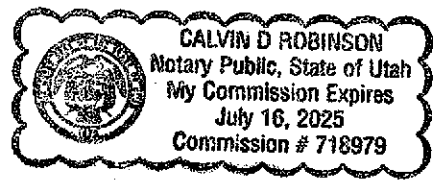


EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 89°20'15" EAST ALONG THE TOWNSHIP LINE 237.31 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ALSO SOUTH 89°29'15" EAST 322.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°30'15" EAST ALONG SAID TOWNSHIP LINE 577.87 FEET; THENCE SOUTH 1810.14 FEET TO THE CENTERLINE OF AN EXISTING 100 FEET WIDE RIGHT OF WAY FOR A COUNTY ROAD; THENCE NORTH 49°11'29" WEST ALONG SAID CENTERLINE 763.42 FEET; THENCE NORTH 1316.25 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT-OF-WAY

EXCEPTING THEREFROM any and all water and/or water rights.