

00719985

B: 1425 P: 557 Fee \$0.00
Debbie B. Johnson, Iron County Recorder Page 1 of 2
10/02/2018 11:47:38 AM By CEDAR CITY CORPORATION

WHEN RECORDED, MAIL TO:
Cedar City Corporation
P. O. Box 249
Cedar City, UT 84721

DEED OF EASEMENT

Part of Tax Parcel(s):

- B-1857-0003-0000
- B-1857-0002-0000

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to **Art & Vada Armbrust Family Properties LLC** hereinafter referred to as GRANTOR, by **Cedar City Corporation** hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant unto the GRANTEE, its successor and assigns, a permanent easement to thereafter construct, operate, inspect, repair, maintain, replace, and remove a **40 foot wide Livestock Trail Easement** and related facilities over across and through the land of the GRANTOR situated in Iron County, State of Utah, said land being described as follows:

EASEMENT DESCRIPTION

A 40.00' wide Livestock Trail Easement, being the East 40' of the following described parcels, said easement runs along the west Right-of-Way (R.O.W.) line of Cross Hollow Road (Bk 1109 Pg 1141):

- B-1857-0003-0000 (Armbrust, Bk 1290 Pg 388)
- B-1857-0002-0000 (Armbrust, Bk 1290 Pg 388)

The centerline of which is more accurately described as follows:

Beginning at a point on the south line of the Cross Hollows Arena Parcel, said point being located S00°05'17"E 764.00' along the Section Line and S89°50'57"W 70.00' from the Northeast Corner of Section 17, Township 36 South, Range 11 West, Salt Lake Meridian; thence S00°05'17"E 1940.37'; thence S00°06'13"E 2028.56' to the Point-of-Curvature (P.C.) of a curve to the left; thence along the arc of said curve 197.14', with a radius of 670.00' and central angle of 16°51'30"; thence N89°54'06"W 4.18' to a non-tangent curve to the left (radius point bears N73°08'32"E 674.00'); thence along the arc of said curve 157.79', with a radius of 674.00' and central angle of 13°24'48" to the Point-of-Ending (P.O.E.), said point being N02°50'00"W 337.48' from the Southeast corner of said Section 17.

Excepting therefrom and less any portion lying within Parcel B-1763-0000-0000.

Excepting therefrom and less any portion crossing through the following parcels:

- B-1857-0031-0000 (BNB Swiss, Bk 1309 Pg 863)
- B-1857-0030-0000 (BNB Swiss, Bk 1309 Pg 861)
- B-1643-00RD-0001 (Cedar City Corp. Bk 890 Pg 280)

WITNESS, the hand of said Grantor, this 8 day of August, 2018.

Vada Armbrust

(Signature)

Vada Armbrust - Owner

Steven

(Signature)

Steven Armbrust - Manager

STATE OF Illinois)
COUNTY OF DUPAGE)ss.

On the date first above written personally appeared before me, Vada Armbrust & Steven Armbrust, the signers of the within and foregoing instrument, who acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]

Notary Public

Stamp

My Commission Expires: 07/06/2021



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