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:

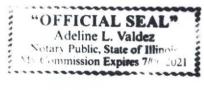
Beginning at a point on the south line of the Cross Hollows Arena Parcel, said point being located S00°05′17″E 764.00′ along the Section Line and S89°50′57″W 70.00′ from the Northeast Corner of Section 17, Township 36 South, Range 11 West, Salt Lake Meridian; thence S00°05′17″E 1940.37′; thence S00°06′13″E 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 if 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)

Q
WITNESS, the hand of said Grantor, this day of August, 2018.
Vada ambrust
(Signature)
Vada Armbrust – Oviner
Smain
(Signature)
Steven Armbrust – Manager
STATE OF
Stamp
Notary Public Stamp
My Commission Expires: 07/06/2021



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