WHEN RECORDED, MAIL TO: Steven Armbrust 909 Deer Path Court Wheaton, IL 60189

APN: B-1857-0027-0000

00726165
B: 1439 P: 107 Fee \$12.00
Carri R. Jeffries, Iron County Recorder Page 1 of 2
03/20/2019 03:59:45 PM By CEDAR LAND TITLE INC

Quit-Claim Deed

Vada Armbrust, trustee of Arthur A. Armbrust Trust, dated April 20, 2006, (Grantor) hereby QUIT-CLAIM to Art and Vada Armbrust Family Properties, LLC, (Grantee) for the sum of Ten Dollars, and other good and valuable considerations the following described parcel of land located in Cedar City, Iron County, Utah:

PROPERTY DESCRIPTION

See the attached "EXHIBIT A" for the Legal Description
WITNESS, the hands of said Grantor, this day of Must, A.D. 2019.
The Arthur A. Armbrust Trust, dated April 20, 2006
Vala Armbrust Trustee
STATE OF Allinois
STATE OF <u>Illinois</u>) COUNTY OF <u>Bulage</u>)
On the date first above written personally appeared before me, Vada Armbrust, trustee of
Arthur A. Armbrust Trust, dated April 20, 2006, the signer 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:
Cyrethin Brand Stamp
Notary Public
My Commission Expires: OFFICIAL SEAL CYNTHIA BRAVOS Notary Public - State of Illinois

My Commission Expires Mar 11, 2019

EXHIBIT A

BEGINNING AT A POINT WHICH IS SOUTH 89°43'08" EAST 249.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°34'10" WEST 641.38 FEET; THENCE NORTH 89°13'23" WEST 200.00 FEET; THENCE NORTH 00°34'10" WEST 1148.10 FEET; THENCE SOUTH 68°02'44" W 53.86 FEET TO THE WESTERLY SECTION LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE TO THE WEST QUARTER CORNER NORTH 00°34'29" WEST 909.39 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 89°53'06" EAST 46.78 FEET; THENCE NORTH 00°17'05" EAST 131.90 FEET; THENCE NORTH 43°20'15" EAST 666.00 FEET; THENCE NORTH 46°47'20" W 206.23 FEET TO THE EASTERLY RIGHT-OF-WAY (R.O.W) LINE OF WEST VIEW DRIVE; THENCE ALONG SAID R.O.W.; NORTH 43°14'01" EAST 313.32 FEET TO THE SOUTHWESTERLY BOUNDARY OF HIDDEN HILLS COVE, PHASE SUBDIVISION; THENCE ALONG SAID BOUNDARY SOUTH 36°34'10"EAST 1227.75 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE SOUTH 89°59'01" EAST 1001.81 FEET; THENCE SOUTH 00°00'00"EAST 2690.59 FEET TO A POINT ON THE SOUTHERLY SECTION LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE NORTH 89°43'08" WEST 2025.30 FEET TO THE POINT-OF-BEGINNING. (P.O.B) and contains 150.22 acres.

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