

AFTER RECORDING RETURN TO:

Foster's Development, LLC

WI150 Hwy 12 640010

Bryce, UT 84764

2088 N Hawthorne LN
Cedar City UT, 84721

00761460

B: 1530 P: 1617 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 1 of 2
01/29/2021 02:45:09 PM By FOSTERS DEVELOPMENT LLC



QUITCLAIM DEED

PLEASE NOTE: The purpose of this Quitclaim Deed is to combine the following Parcels:

A-0772-0009-0000 and A-0772-0010-0000

Foster's Development, LLC, a Utah Limited Liability Company, Grantor, of UT,

hereby QUITCLAIMS to

Foster's Development, LLC, a Utah Limited Liability Company, Grantee, of UT,

for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in **Iron County, State of Utah:**

See attached EXHIBIT 'A'

Witness, the hand(s) of said Grantor(s), this 29 day of JANUARY, 2021:


Neil Foster, Member


Angela Carter, Member


Bryant Neil Foster, Member

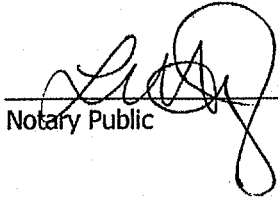

Jackie Sue Foster, Member

STATE OF Utah)
County of Iron) ss.

On 1-29-2021, before me, the undersigned Notary Public, personally appeared Neil Foster, Angela Carter, Bryant Neil Foster, Jackie Sue Foster, all members of Foster's Development, LLC, a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: June 23, 2024


Notary Public

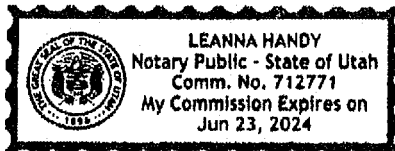


EXHIBIT 'A'

PLEASE NOTE: The purpose of this Quitclaim Deed is to combine the following Parcels:

A-0772-0009-0000

A-0772-0010-0000

Beginning at a point South $88^{\circ}55'27''$ East along the Section line 569.54 feet and South $00^{\circ}00'00''$ East 39.66 feet from the North Quarter Corner of Section 14, Township 35 South, Range 11 West, Salt Lake Base and Meridian, said point being on the South right-of-way line of Midvalley Road; said point also being on the record East line of 3 Peak Subdivision, Phase 1; running thence South $82^{\circ}48'19''$ East along said right-of-way 97.04 feet; thence South $88^{\circ}55'27''$ East along said right-of-way line 37.64 feet; thence departing said right-of-way line and running South $00^{\circ}26'18''$ West 761.35 feet; thence South $89^{\circ}33'40''$ East 635.67 feet to the West right-of-way line of Minersville Highway; thence South $00^{\circ}27'34''$ West along said right-of-way line 461.90 feet to the PC of a curve to the right, curve data: Delta= $90^{\circ}26'52''$, Radius=34.00 feet, Chord=South $45^{\circ}41'00''$ West 48.27 feet; thence along the arc of said curve 53.67 feet to the PT; thence North $89^{\circ}05'34''$ West 625.74 feet to the PC of a curve to the left, curve data: Delta= $05^{\circ}27'44''$, Radius=1150.00 feet, Chord=South $88^{\circ}10'34''$ West 109.59 feet; thence along the arc of said curve 109.63 feet; thence departing said curve and running North $00^{\circ}26'18''$ East 1268.28 feet to the point of beginning.

LESS AND EXCEPTING the following tract of land: Beginning at a point which is situated South $88^{\circ}55'27''$ East along the Section Line 1071.42 feet and South 1301.36 feet from the North Quarter Corner of Section 14, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence North $89^{\circ}05'34''$ West 402.01 feet to the true point of beginning, thence Westerly along the arc of a curve to the left with a radius of 1150.00 feet a distance of 109.63 feet (the Chord of said curve bears South $88^{\circ}10'34''$ West 109.59 feet); thence North $00^{\circ}26'18''$ East 5.22 feet, thence South $89^{\circ}05'34''$ East 109.50 feet to the true point of beginning.

00761460

B: 1530 P: 1618 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 2 of 2
01/29/2021 02:45:09 PM By FOSTERS DEVELOPMENT LLC

