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B: 1550 P: 1927 Fee \$40.00

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

05/14/2021 03:16:20 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:
D.R. Horton, Inc.
12351 S. Gateway Park Place, Suite D-100
Draper, UT 84020
Attention: Jonathan S. Thornley

Tax Id No.: B-1857-0035-0000

(Space Above for Recorder's Use)

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, ART AND VADA ARMBRUST FAMILY PROPERTIES, LLC, an Illinois limited liability company ("Grantor"), hereby conveys and warrants to D.R. HORTON, INC., a Delaware corporation, whose address is 12351 South Gateway Park Place, Suite D-100, Draper, Utah 84020 ("Grantee"), that certain real property (the "Property") located in Iron County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys easements and rights of way subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

ART AND VADA ARMBRUST FAMILY
PROPERTIES, LLC, an Illinois limited liability
company

By: Steven M. Armbrust
Name: Steven Armbrust
Title: Manager
Date of Execution: May 13, 2021

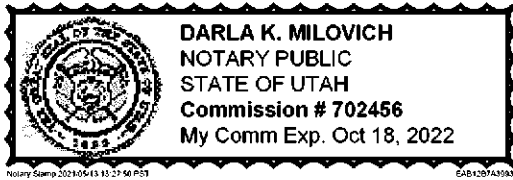
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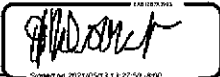
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STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing document was duly acknowledged before me this 13th day of May, 2021, by Steven Armbrust in such person's capacity as the Manager of ART AND VADA ARMBRUST FAMILY PROPERTIES, LLC, an Illinois limited liability company. This act was performed via remote online audio-visual communication.




Signed on 2021/05/13 13:27:50 -800
NOTARY PUBLIC

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Exhibit A
to the Special Warranty Deed

Legal Description of the Property

That certain real property located in Iron County, Utah more particularly described as follows:

Beginning at a point North 00°06'13" West 2342.93 feet along the East section line, and South 89°53'47" West 50.00 feet from the Southeast corner of Section 17, Township 36 South, Range 11 West, Salt Lake Meridian; said point is on the Westerly right-of-way (R.O.W.) line of Cross Hollow Road; thence along said R.O.W. line South 00°06'13" East 711.46 feet; thence departing said R.O.W. line South 89°53'47" West 272.92 feet; thence South 00°05'54" East 7.00 feet; thence South 89°54'06" West 206.35 feet; thence North 72°29'17" West 231.59 feet; thence North 00°06'13" West 648.55 feet; thence North 89°54'43" East 700.00 feet to a point on said R.O.W. line and point-of-beginning.

Tax Id No.: B-1857-0035-0000

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