

When Recorded Return To:

**Development Team, LLC, a Utah Limited Liability Company
P O Box 1027
Cedar City UT 84721**

Deed of Easement

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to

Art and Vada Armbrust Family Properties, LLC, hereinafter referred to as GRANTOR, by **Development Team, LLC, a Utah Limited Liability Company**, hereinafter referred to as GRANTEE, the receipt of which is acknowledged, the GRANTOR does hereby grant until the GRANTEE, its successors and assigns, a Sewer Line Utility Easement 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 proposed sewer line easement over the property described in Exhibit A and depicted at the approximate location identified in Exhibit B.

Said Easement will be more accurately located at the time of development by either Grantor or Grantee, their successors in interest or assigns. Said Easement is for the purpose of providing Grantee a future sewer line easement connection to Cedar City, with a right of ingress and egress to construct, reconstruct, operate and maintain the Easement.

Dated the *17* day of July, 2024

Art and Vada Armbrust Family
Properties, LLC



Steven Armbrust, Manager

State of *Illinois*

)ss

County of *Wayne*

On the *17th* day of *July*, 2024, personally appeared before me Steven Armbrust, Manager of Art and Vada Armbrust Family Properties, LLC, the signer of the foregoing instrument who duly acknowledged before me that he executed the same.

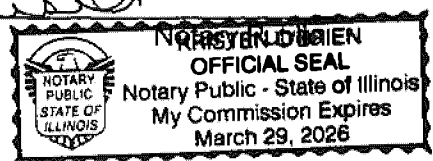


EXHIBIT "A"

BEG AT PT S89°43'08"E 249.96 FT FR SW COR SEC 17,T36S,R11W, SLM; N00°34'10"W 641.38 FT; N89°13'23"W 200.00 FT; N00°34'10"W 1148.10 FT; S68°02'44"W 53.86 FT TO W'LY SEC LN OF SD SEC; ALG SD SEC LN TO W1/4 COR N00°34'29"W 909.39 FT; LEAVING SD SEC LN S89°53'06"E 46.78 FT; N00°17'05"E 131.90 FT; N43°20'15"E 666.00 FT; N46°47'20"W 206.23 FT TO E'LY R/W LN OF WEST VIEW DR; ALG SD R/W N43°14'01"E 313.32 FT TO SW'LY BNDRY OF HIDDEN HILLS COVE, PH 1; ALG SD BNDRY S36°34'10"E 1227.75 FT TO E-W1/4 SEC LN OF SD SEC; ALG SD SEC LN S89°59'01"E 1001.81 FT; S00°00'00"E 2690.59 FT TO PT ON S'LY SEC LN OF SD SEC; ALG SD SEC LN N89°43'08"W 2025.30 FT TO POB. LESS OLD SORREL RANCH PHASE 1; LESS OLD SORREL RANCH PHASE 2; LESS OLD SORRELL RANCH, PHASE 3; LESS OLD SORREL RANCH PHASE 4; LESS OLD SORRELL RANCH PHASE 5.

Parent Parcels B-1857-0038-0000

EXHIBIT “B”

SEE ATTACHED MAP

