

00657017

B: 1290 P: 388 Fee \$25.00  
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05/21/2014 03:32:49 PM By CEDAR LAND TITLE INC

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3L

WHEN RECORDED, MAIL TO:  
Mr. & Mrs. Arthur A. Armbrust  
218 West Elm Street  
Wheaton, Illinois 60187

### Quit-Claim Deed

A.P.N. B-1643, B-1643, B-1857-9, B-1755  
Acct. No. 0243516, 0411972, 0142221, 0437654

**ART & VADA ARMBRUST FAMILY PROPERTIES, LLC**, (Grantor) hereby QUIT-CLAIM to **ART & VADA ARMBRUST FAMILY PROPERTIES, LLC**, (Grantee) for the sum of One and 00/100 Dollars (\$1.00), and other good and valuable considerations the following described parcel of land located in Cedar City, Iron County, Utah:

#### PROPERTY DESCRIPTION

##### ARMBRUST FAMILY PARCEL MODIFICATION - PROPOSED PARCEL 2:

BEGINNING AT A POINT S89°59'01"W 50.00 FEET FROM THE EAST QUARTER 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 N00°05'17"W 21.83 FEET TO THE TRUE POINT OF BEGINNING (T.P.O.B.); THENCE LEAVING SAID R.O.W. LINE, S89°54'43"W 700.00 FEET; THENCE N00°05'17"W 1851.71 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF 125 SOUTH STREET; THENCE ALONG SAID R.O.W. LINE N89°50'57"E 664.96 FEET TO THE POINT OF CURVATURE (P.C.) OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 55.02 FEET, WITH A 35.00 FOOT RADIUS AND CENTRAL ANGLE OF 90°04'08" TO A POINT ON THE WESTERLY R.O.W. LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID R.O.W. LINE S00°05'17"E 1817.44 FEET TO THE POINT OF BEGINNING AND CONTAINS 29.75 ACRES.

SUBJECT TO A 55' STOCK & PEDESTRIAN TRAIL EASEMENT (BK 890 PG 279).

##### ARMBRUST FAMILY PARCEL MODIFICATION - PROPOSED PARCEL 3:


BEGINNING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE ALONG THE SOUTHERLY SECTION LINE OF SAID SECTION, N89°43'14"W 1542.23 FEET; THENCE LEAVING SAID SECTION LINE, N00°16'47"E 601.60 FEET; THENCE N71°03'52"E 413.73 FEET; THENCE N40°34'55"E 608.35 FEET; THENCE N00°06'13"W 1136.35 FEET; THENCE N89°54'43"E 700.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID R.O.W. LINE S00°06'13"E 1654.72 FEET TO THE POINT OF CURVATURE (P.C.) OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID R.O.W. LINE AND ALSO ALONG THE ARC OF SAID CURVE 275.69 FEET, WITH A 750.00 FOOT RADIUS AND CENTRAL ANGLE OF 21°02'22" TO A POINT ON THE EASTERLY LINE OF SAID SECTION 17; THENCE S00°06'13"E 418.69 FEET; TO THE POINT OF BEGINNING AND CONTAINS 43.33 ACRES.

EXCEPTING THEREFROM THE CEDAR CITY CORP. POND PARCEL (B-1754, BK 701 PG 858).

SUBJECT TO A 55' STOCK & PEDESTRIAN TRAIL EASEMENT (BK 890 PG 279), A 70' POWER LINE EASEMENT (BK 1162 PG 1469), A 10' POWER EASEMENT (BK 1162 PG 1469), AND A 33' RIGHT-OF-WAY EASEMENT ALONG THE NORTH PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL.

#### Planning Commission Approval

I, Kristie McMullin, chairperson of the Cedar City Planning Commission, do hereby certify that this division of land has been approved by said commission pursuant to Utah Code Section 10-9-306.

5/20/14   
Date Kristie McMullin

ARMBRUST FAMILY PARCEL MODIFICATION - PROPOSED PARCEL 4:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE ALONG THE SOUTHERLY SECTION LINE OF SAID SECTION 17, N89°43'08"W 352.95 FEET; THENCE LEAVING SAID SOUTHERLY SECTION LINE, N00°00'01"W 2690.60 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 17; THENCE ALONG SAID QUARTER SECTION LINE, S89°59'01"E 329.16 FEET TO THE CENTER QUARTER CORNER OF SECTION 17; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, S89°59'01"E 1897.19 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S00°06'13"E 1499.09 FEET; THENCE S40°34'55"W 608.35 FEET; THENCE S71°03'52"W 413.73 FEET; THENCE S00°16'47"W 601.60 FEET TO A POINT ON THE SOUTHERLY SECTION LINE OF SAID SECTION 17; THENCE ALONG THE SOUTHERLY SECTION LINE OF SAID SECTION, N89°43'14"W 1086.09 FEET TO THE POINT OF BEGINNING AND CONTAINS 123.05 ACRES.

INCLUDING AND TOGETHER WITH 66' RIGHT-OF-WAY EASEMENT, BEING 33' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
BEGINNING AT A POINT WHICH IS S89°59'01"W 50.00 FEET ALONG THE CENTER QUARTER SECTION LINE AND S00°06'13"E 361.43 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CROSS HOLLOW ROAD, FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE S89°54'43"W 700.00 FEET.

SUBJECT TO A 55' STOCK & PEDESTRIAN TRAIL EASEMENT (BK 890 PG 279).

ARMBRUST FAMILY PARCEL MODIFICATION - PROPOSED PARCEL 5:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 17, N00°30'23"W 1348.39 FEET TO THE CN 1/16TH CORNER OF SAID SECTION 17; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N89°55'57"E 664.26 FEET; THENCE LEAVING SAID NORTHERLY LINE, N00°23'59"W 1349.36 FEET TO A POINT ON THE NORTHERLY SECTION LINE OF SAID SECTION 17; THENCE ALONG SAID NORTHERLY SECTION LINE, N89°50'57"E 810.16 FEET TO THE NORTHWEST CORNER OF THE CEDAR CITY CORPORATION ARENA PARCEL; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID ARENA PARCEL, S00°05'17"E 830.00 FEET TO THE SOUTHWEST CORNER OF THE 125 SOUTH STREET RIGHT-OF-WAY (R.O.W.) LINE; THENCE ALONG THE SOUTHERLY R.O.W. LINE OF SAID 125 SOUTH STREET, N89°50'57"E 440.00 FEET; THENCE LEAVING SAID R.O.W. LINE, S00°05'17"E 1872.26 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 17; THENCE ALONG SAID QUARTER SECTION LINE, N89°59'01"W 1897.19 FEET TO THE POINT OF BEGINNING AND CONTAINS 89.19 ACRES.

INCLUDING ACCESS FROM 125 SOUTH STREET DEED (BK 890 PG 280).

SUBJECT TO A 55' STOCK & PEDESTRIAN TRAIL EASEMENT (BK 890 PG 279).

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WITNESS, the hand(s) of said Grantor(s), this 2 day of May, A.D. 2014.



Steven M. Armbrust



Title

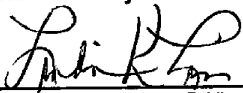
STATE OF \_\_\_\_\_ ) ILLINOIS )

)ss.

COUNTY OF \_\_\_\_\_ ) DUPAGE )

On the date first above written personally appeared before me, Steven M. Armbrust, (title) of Art & Vada Armbrust Family Properties, LLC, the signer of the within and foregoing instrument, who acknowledged to me that they executed the same.

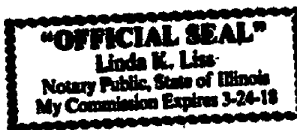
WITNESS my hand and official stamp the date in this certificate first above written:



Notary Public

My Commission Expires: 3-24-18

Stamp



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