

AND WHEN RECORDED MAIL TO:
Art and Vada Armbrust Family Properties
909 Deer Path Ct
Wheaton, IL 60189

PARTIAL RELEASE OF MORTGAGE

APN: Part of B-1857-0027-0000 and Part of B-1857-0003-0000

KNOW ALL MEN BY THESE PRESENTS:

That MF-UTAH, LLC, a South Dakota limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quit-claim unto:

Art and Vada Armbrust Family Properties, LLC an Illinois Limited Liability Company and Vada Armbrust, Trustee of the Arthur A. Armbrust Trust dated April 20, 2006,

all its rights, title and interest of whatever nature, of, in and to the following described tract of land, situate, lying and being in the County of **IRON**, State of **Utah**, to wit:

LOTS 36 THROUGH 50, ROADS AND OPEN SPACE LOCATED IN OLD SORREL RANCH, PHASE 2, DESCRIBED AS FOLLOWS:

Beginning at the Northeasterly Corner of Old Sorrel Ranch Phase 1 Subdivision, said corner being North 00°34'48" West 547.66 feet along the West section line, and North 90°00'00" East 899.32 feet from the West Quarter Corner of Section 17, Township 36 South, Range 11 West, Salt Lake Base and meridian, and a point on the Southwesterly Boundary of Hidden Hills Cove Phase 1 Subdivision; thence along said Southwesterly Boundary South 36°34'10" East 682.34 feet to a point on the East-West Quarter Section Line; thence South 87°40'58" West 141.30 feet; thence South 02°44'36" West 111.41 feet; thence South 12°51'53" West 111.41 feet; thence North 72°04'29" West 174.00 feet to a non-tangent curve to the left (radius point bears North 72°04'29" West); thence along the arc of said curve 29.35 feet, with a radius of 457.50 feet, and a central angle of 3°40'31"; thence North 75°45'00" West 129.00 feet; thence North 07°29'44" East 77.27 feet; thence North 61°27'51" West 55.51 feet; thence North 40°06'13" East 63.69 feet; thence North 46°39'45" West 178.50 feet; thence North 48°35'46" West 45.03 feet; thence North 46°39'45" West 117.50 feet; to a point on the Easterly boundary of said Old Sorrel Ranch Phase 1 Subdivision, Thence along said Easterly boundary for the following three (3) calls: thence North 43°20'15" East 222.71 feet; thence North 36°28'32" West 7.27 feet; Thence North 53°31'28" East 180.86 feet to the Point-of-Beginning (P.O.B.).

ALSO:

LOTS 51 THROUGH 79, ROADS AND OPEN SPACE LOCATED IN OLD SORREL RANCH, PHASE 3, DESCRIBED AS FOLLOWS:

Beginning at the Southwesterly corner of Old Sorrel Ranch Phase 2 Subdivision, said corner being North 00°34'48" West 272.30 feet along the West Section Line, and North 90°00'00" East 602.57 feet from the West Quarter Corner of Section 17, Township 36 South, Range 11 West, Salt Lake Base and Meridian, and a point on the Easterly Boundary of Old Sorrel Ranch Phase 1 Subdivision; thence along said Easterly Boundary for the following nine (9) calls: Thence South 43°20'15" West 300.69 feet; thence South 11°47'18" West 60.48 feet to a non-tangent curve to the left (radius point bears South 11°47'18" West); thence along the arc of said curve 44.86 feet, with a radius of 1119.50 feet, and a central angle of 2°17'46"; thence South 09°25'23" West 165.40 feet to a non-tangent curve to the right (radius point bears South 09°25'30" West); thence along the arc of said curve 297.97 feet, with a radius of 954.00 feet, and a central angle of 17°53'45"; thence South 62°40'45" East 100.34 feet; thence South 27°19'15" West 126.50 feet; thence South 62°40'45" East 8.65 feet; thence South 27°19'15" West 177.00 feet; thence South 62°40'45" East 235.07 feet; thence North 27°19'15" East 273.50 feet; thence South 62°40'45" East 235.34 feet; thence North 89°28'27" East 97.17 feet; thence North 77°04'07" East 97.17 feet; thence North 49°13'18" East 126.68 feet; thence North 24°44'24" East 299.25 feet; thence North 00°00'59" East 169.04 feet to a point on the East-West Quarter Section Line; thence

ACCOMMODATION RECORDING ONLY
NOT EXEMPTED

APN: Part of B-1857-0003-0000
and Part of B-1857-0027-0000

Release of Mortgage - continued

along said quarter section line North 89°59'01" West 205.34 feet to the Northeastly Corner of said Old Sorrel Ranch Phase 2 Subdivision; thence along the boundary of said Phase 2 the following twelve (12) calls: thence South 87°40'58" West 141.30 feet; thence South 02°44'36" West 111.41 feet; thence South 12°51'53" West 111.41 feet; thence North 72°04'29" West 174.00 feet to a non-tangent curve to the left (radius point bears North 72°04'29" West); thence along the arc of said curve 29.35 feet, with a radius of 457.50 feet, and a central angle of 3°40'31"; thence North 75°45'00" West 129.00 feet; thence North 07°29'44" East 77.27 feet; thence North 61°27'51" West 55.51 feet; thence North 40°06'13" East 63.69 feet; thence North 46°39'45" West 178.50 feet; thence North 48°35'46" West 45.03 feet; thence North 46°39'45" West 117.50 feet to the Point-of-Beginning (P.O.B.).

It being the intention hereof to fully release and discharge the said above described property from all lien of a certain mortgage bearing date September 1st 2018, executed by Art and Vada Armbrust Family Properties, LLC an Illinois Limited Liability Company and Vada Armbrust, Trustee of the Arthur A. Armbrust Trust dated April 20, 2006, as Mortgagor and MF-UTAH, LLC, a South Dakota limited liability company, as Mortgagee, recorded in the office of the County Recorder of **IRON** County, **Utah**, as Entry No. 00719511 in Book 1424 at Page 315 .

It being the further intention of the parties hereto, that all the remainder of the property conveyed by the mortgage and not hereby expressly released, shall continue to be subject to said mortgage in all respects as heretofore.

Document Date:

MF-UTAH, LLC, a South Dakota Limited Liability Company

By: 
Ted A. Meyers, Manager, Authorized Signor

By: 
Peter J. Flowers, Manager, Authorized Signor

