

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That FRANK M. SCOTT, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to ZIONS FIRST NATIONAL BANK, Trustee of FRANK M. SCOTT LIVING TRUST, dated April 17, 1997, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

A parcel of land shown as Lot No. 8 on the Record of Survey-Map of Dry Valley Tract, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of Northeast Quarter of Section 31, Township 1 North, Range 69 East, MDB&M, and further described as commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 31, Township 1 North, Range 69 East, and running thence South 0°26'30" West a distance of 351.3 feet to the true point of beginning, thence continuing along the same course a distance of 355 feet, thence at right angles West a distance of 850 feet, thence at right angles North a distance of 355 feet, thence at right angles a distance of 850 feet to the place of beginning.

The Southerly and Easterly 25 feet of said parcel of land is an easement for public road.

GRANTEES ADDRESS: 1963 West 1465 North, St. George, Utah 84770

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness his hand this 17<sup>th</sup> day of April, 1997.

  
FRANK M. SCOTT

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 17th day of April, 1997, before me the undersigned, a Notary Public in and for the said State, personally appeared FRANK M. SCOTT known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

*Amey Moak*  
Notary Public

When Recorded, Mail to:  
KURT A. JOHNSON  
923 SOUTH RIVER ROAD, STE 201  
ST. GEORGE, UTAH 84790



**EXHIBIT "A"**  
**POWERS OF TRUSTEE**

ZIONS FIRST NATIONAL BANK, Trustee, is hereby vested with complete powers of disposition of the real Estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "FRANK M. SCOTT LIVING TRUST" which was executed on April 17, 1997.

NO. **108848**  
Filed And Recorded At Request Of  
Frank M. Scott  
April 28, 1997  
At 01 Minutes Past 1 O'Clock  
P M In Book 127 Of Official Records  
Page 451 Lincoln County Nevada.

Yutiko Setzer

County Recorder

*Julie Boucher* . deputy