

Official RecordRecording requested By
GERRARD, COX, LARSEN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

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RPTT:

Recorded By: AE

Book- 245 Page- 0515



0132872

APN: 013-060-02

APN: 013-060-03

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SUE COX, without consideration, does hereby Grant, Bargain, Sell and Convey to SUE S. COX, Trustee of the SUE S. COX REVOCABLE TRUST, dated September 16, 1998, as amended, or restated, or her successors, all of her right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Parcel I: All the Seller's right, title and interest in and to Sheep Springs being 38.07 acres of land, more or less conveyed under U.S. Patent No. 559516 and being further identified as Lot 2 Sec. 7 T. 3 S., R. 70 E., M.D.B. & M and all improvements at Sheep Springs, together with water rights.

Parcel II: All of the Sellers' right, title and interest in and to Miller's Corral also known as Miller's Springs, being 40 acres more or less, conveyed under U.S. Patent No. 559513 and being further identified as NW 1/4 of NW 1/4 of Sec. 24, T. 3 S. R. 69 E., and all improvements at Miller's Corral, together with water rights.

Together with all oil, mineral and gas rights pertaining to such real estate held by SELLERS, and together with any and all BLM grazing permits attached to said property. It is specifically agreed that all improvements situated on said real estate together with all water rights, ditch and ditch rights, and other rights appurtenant to and/or used upon said real estate are included as are any items of equipment and personal property located thereon.



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

Subject to: Powers of Trustee attached hereto as Exhibit "A" and by this reference incorporated herein.

GRANTEES ADDRESS: Ms. Sue Cox, 1132 South 2670 East, St. George, Utah 84790

Witness her hand this 22 day of August, 2008.

Sue Cox
SUE COX

STATE OF ~~UTAH~~ ^{NEVADA})
) ss.
COUNTY OF Clark)

On this 22 day of August, 2008, before me, the undersigned, a Notary Public in and for said County of Clark, State of ~~Utah~~ ^{Nevada}, personally appeared SUE COX personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.

Kari A. Lomprey
Notary Public



Mail Tax Statements to:
Ms. Sue Cox
1132 South 2670 East
St. George, Utah 84790

When Recorded, Mail to:
Ms. Sue Cox
1132 South 2670 East
St. George, Utah 84790



EXHIBIT "A"
POWERS OF TRUSTEE

SUE S. COX, 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 Trustee 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 "**SUE S. COX REVOCABLE TRUST**" which was executed on September 16, 1998.

STATE OF NEVADA
DECLARATION OF VALUE

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- 1. Assessor Parcel Number
a) 013-060-02
b) 013-060-03
c)
d)

FOR RECORDER OPTIONAL USE ONLY
Document/Instrument #:
Book Page:
Date of Recording:

- 2. Type of Property:
a) [] Vacant Land b) [x] Single Fam. Res.
c) [] Condo/Twnhse d) [] 2-4 Plex
e) [] Apt. Bldg f) [] Comm'l/Ind'l
g) [] Agricultural h) [] Mobile Home
i) [] Other

3. Total Value/Sales Price of Property \$
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value: \$
Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

5. Partial Interest: Percentage being transferred: N/A%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature]
Signature

Capacity: Legal Assistant
Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Sue Cox
Address: 1132 South 2670 East
City: Las Vegas
State: St. George Zip: 84790

Print Name: Sue Cox, Trustee of the Sue S. Cox Revocable Trust
Address: 1132 South 2670 East
City: Las Vegas
State: St. George Zip: 84790

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Sue Cox Escrow #:
Address: 1132 South 2670 East
City: St. George State: Nevada Zip: 84790