

Official Record

Recording requested By
COW COUNTY TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT Recorded By: HB
Book- 296 Page- 0230



0147788

A.P.N. No.:	012-110-07 012-120-21
R.P.T.T.	\$ Exempt #7
Escrow No.:	75054
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	
Same as below	
When Recorded Mail To:	
Beacon Group 2573 Beacon Drive Salt Lake City, Utah 84108	

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **J. STEVEN THIRIOT and JOAN T. YOCKEY, Successor Co-Trustees of the DEAN P. and FLORENCE W. THIRIOT FAMILY TRUST dated December 27, 1993** hereby do/does REMISE, RELEASE AND FOREVER QUITCLAIM to BEACON GROUP, a Partnership the following described real property situated in the County of Lincoln, State of Nevada:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Dated: May 01, 2015

DEAN P. and FLORENCE W. THIRIOT FAMILY TRUST dated December 27, 1993


BY: J. Steven Thriot
J. STEVEN THIRIOT, Successor Co-Trustee

BY: Joan T. Yockey
JOAN T. YOCKEY, Successor Co-Trustee

State of UTAH)
) ss.
County of DAVIS)

This instrument was acknowledged before me on the 23 day of May, 2015
By: J STEVEN THIRIOT & JOAN T YOCKEY

Signature: JC Madsen
Notary Public



NOTARY PUBLIC
JARED MCCARTY
678649
COMMISSION EXPIRES
JULY 25, 2018
STATE OF UTAH

**EXHIBIT "A"**

File Number: 75054

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

The Northeast Quarter of the Southwest Quarter of Section 4, except the North 9 acres being the North 297 feet (31 acres), 15 acres owned by grantor in the East Half of the Northwest Half of the Southwest Quarter of Section 4, 5 acres owned by grantor in the West Half of the Northwest Quarter of the Southwest Quarter of Section 4, and 3 acres owned by grantor in the East Half of the Northeast Quarter of the Southeast Quarter of Section 5, all in Township 2 South, Range 68 East Mt. Diablo Meridian.

SUBJECT TO encumbrances, easements, restrictions and rights of way appearing of record of enforceable in law and equity.

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Page 1 of 1 Fee: \$15.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
 - 012-110-07
 - 012-120-21
 -
 -

- Type of Property:
 - Vacant Land
 - Single Fam. Res.
 - Condo/Twnhse
 - 2-4 Plex
 - Apt. Bldg
 - Comm'l/Ind'l
 - Agricultural
 - Mobile Home
 - Other

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes:
TRUST ON FILE

- Total Value/Sale Price of Property _____ -0-
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____ -0-

- If Exemption Claimed:
 - Transfer Tax Exemption per NRS 375.090, Section #7 _____
 - Explain Reason for Exemption: Transfer from a trust to reflect true ownership of real property

5. Partial Interest Percentage being transferred: 100 %
 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 [Signature] Capacity Grantor
Dean P. and Florence W. Thiriot Family Trust

Signature _____ Capacity Grantee
The Beacon Group

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: DEAN P. AND FLORENCE W. THIRIOT FAMILY TRUST, dated December 27, 1993
 Address: 858 East 250 South
 City: Bountiful
 State: Utah Zip: 84010

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: THE BEACON GROUP
 Address: 2573 Beacon Drive
 City: Salt Lake City
 State: Utah Zip: 84108

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 75054
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043