



A.P.N.: 004-031-05
Order No. 18525
R.P.T.T. \$0.00
RECORDING REQUESTED BY:
Mesquite Title Company

AND WHEN RECORDED MAIL TAX
STATEMENT TO:
Picketts RV Park LLC
1270 S Cedar Bluffs Dr.
Cedar City, UT 84720

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Dean L. Pickett, Successor Trustee of Pickett Family Trust dated May 25, 1999

do(es) hereby GRANT, BARGAIN and SELL to
Picketts RV Park, LLC, a Nevada limited liability company

the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

SUBJECT
TO:

1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

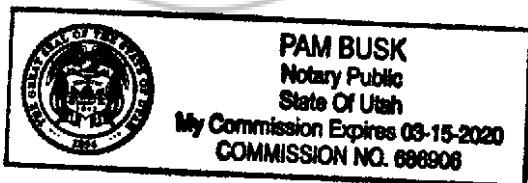
Dated: 4/9/16, 2016

Pickett Family Trust dated May 25, 1999

By: Dean L. Pickett TRUSTEE
Dean L. Pickett, Successor Trustee

STATE OF UT)
:ss.
COUNTY OF Iron

On the 9 day of May, 2016, personally appeared before me, Dean L. Pickett, Successor Trustee, of Pickett Family Trust dated May 25, 1999, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires: Mar 15 '20



Escrow No: 18525

EXHIBIT "A"
Legal Description

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

A parcel of land located within the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section 5, Township 7 South, Range 61 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

COMMENCING at the Southeast corner of Lot 3 in Block 44 of Lot "A" of ALAMO TOWNSITE;
Thence East, a distance of 141.8 feet to the True Point of Beginning;
Thence, continuing East, a distance of 354.2 feet;
Thence, in a Northeasterly direction, a distance of 496 feet;
Thence West 334 feet;
Thence South 482 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following described land:

COMMENCING at the Southeast corner of Lot 3 in Block 44 of Lot "A" of ALAMO TOWNSITE;
Thence East, a distance of 141.8 feet;
Thence continuing East, a distance of 354.2 feet;
Thence in a Northeasterly direction, a distance of 248 feet to the True Point of Beginning;
Thence continuing Northeasterly, a distance of 248 feet;
Thence West, a distance of 334 feet;
Thence South, a distance of 241 feet;
Thence East, a distance of 344.1 feet to the True Point of Beginning.
(Being the Northerly One-Half of that certain parcel of land conveyed by instrument recorded July 1, 1971 in Book 2, Page 264 of Official Records.

Assessor's Parcel Number: 004-031-05

State of Nevada
Declaration of Value

Recording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$40.00
Recorded By: HB RPTT:
Book- 304 Page- 0022

1. Assessor Parcel Number(s)

- a) 004-031-05
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land b) Single Family Res.
- c) Condo, Twnhsed) 2-4 Plex
- e) Apt. Bldg. f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- i) Other RV Park

RECORDERS FOR OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book:	Page: _____
Date of	_____
Recording:	_____
Notes: <u>LLC PAPERWORK ON FILE</u>	

- 3. a. Total Value/Sales Price of Property: \$0.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$0.00
- d. Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exemption No. 09
- b. Explain Reason for Exemption: Transfer to Business 100% identical ownrship

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 the 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's Agent

Signature [Signature] Capacity Grantee's Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Dean L. Pickett, Successor
Trustee
Name: By: Robert Sherratt, Agt.
Address: 1270 S Cedar Bluffs Dr.
City/State/Zip: Cedar City, Utah 84720
Capacity: Grantor

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Picketts RV Park, LLC
Name: By: Robert Sherratt, Agt.
Address: 1270 S Cedar Bluffs Dr.
City/State/Zip: Cedar City, Utah 84720
Capacity: Grantee

Company/Person Requesting Recording
(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company
Name: 840 Pinnacle Ct. Building 3,
Mesquite, NV 89027 Esc. #: 18525