

Official Record

Recording requested By
DEAN L. PICKETT

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2
RPTT: Recorded By: LB
Book- 307 Page- 0608



0150637

APN: 004-031-05
When Recorded Return To:
Ellsworth & Bennion, Chtd.
777 N Rainbow Blvd., Ste 270
Las Vegas, NV 89107-1187

Send Tax Statements To:
The D&L Pickett Family Trust
1270 S Cedar Bluff
Cedar City UT 84720

QUITCLAIM DEED

For the consideration of Zero Dollars (\$0.00) and other valuable consideration,

"Dean L. Pickett, Successor Trustee of the Pickett Family Trust Dated May 25, 1999", hereby quitclaims to "The D&L Pickett Family Trust" the following described real estate in the County of Lincoln, State of Nevada, to wit:

Legal Description:

See Legal Description Attached Hereto and Made a Part Hereof As Exhibit "A"

Real Property commonly known as:

115 Broadway St., Alamo, NV, 89001

* For disclosure purposes, the name and address of the beneficiary of the Trust is as follows:
Dean L. Pickett and Elizabeth Pickett, 1270 S Cedar Bluff, Cedar City, UT, 84720.

Dated this 7 day of ^{October} ~~August~~, 2016.

Dean L. Pickett, Successor Trustee

STATE OF Utah)
) ss.
COUNTY OF Iron)

On this 7 day of ^{October} ~~August~~, 2016, personally appeared before me, a Notary Public, Dean L. Pickett, Successor Trustee, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the foregoing instrument.

[Seal]

Notary Public, In and For Said County & State

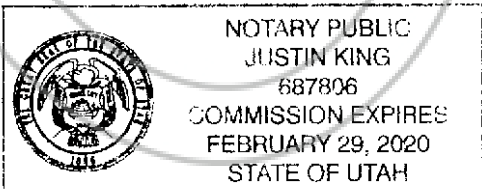




EXHIBIT "A"
LEGAL DESCRIPTION

APN: 004-031-05

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

"THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT THREE (3) IN BLOCK FORTY-FOUR (44) OF LOT "A" OF ALAMO TOWNSITE; THENCE EAST A DISTANCE OF 141.8 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST A DISTANCE OF 354.2 FEET TO A POINT; THENCE IN A NORTH-EASTERLY DIRECTION A DISTANCE OF 496 FEET TO A POINT, THENCE WEST 334 FEET TO A POINT; THENCE SOUTH 483 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 1999 IN BOOK 142, PAGE 359 OF OFFICIAL RECORDS AS INSTRUMENT NO. 112966.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE 1/54) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT THREE (3) IN BLOCK FORTY-FOUR (44) OF PLOT "A" OF ALAMO TOWNSITE, THENCE RUNNING EAST 141.8 FEET TO A POINT, THENCE CONTINUING EAST 354.2 FEET, THENCE RUNNING IN A NORTHEASTERLY DIRECTION 248 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTHEASTERLY 248 FEET, THENCE RUNNING WEST 334 FEET, THENCE SOUTH 241.5 FEET, THENCE RUNNING EAST 344.1 FEET TO THE TRUE POINT OF BEGINNING, AND BEING THE NORTHERLY ONE-HALF (1/2) OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GRANTORS HEREIN BY MARY E. DAVENPORT, ON JULY 1, 1971, AND RECORDED IN BOOK 2 OF OFFICIAL RECORDS AT PAGE 264, L.C. RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 25, 1971 IN BOOK 2, PAGE 382, AS INSTRUMENT NO. 50710.

The Property Address: 115 Broadway Street, Alamo, NV, 89001

***** END OF DOCUMENT *****

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Page 1 of 1 Fee: \$40.00
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**STATE OF NEVADA
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 004-031-05
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Certificate of Trust on file

- 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 07
 b. Explain Reason for Exemption: Transfer to Trust Without Consideration

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 Dean L. Pickett Capacity: Grantee / Trustee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Dean L. Pickett, Trustee
 Address: 1270 S Cedar Bluff
 City: Cedar City
 State: UT Zip: 84720

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The D&L Pickett Family Trust
 Address: 1270 S Cedar Bluff
 City: Cedar City
 State: UT Zip: 84720

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ellsworth & Bennion, Chfd. Escrow # n/a
 Address: 777 N Rainbow Blvd., Ste 270
 City: Las Vegas State: NV Zip: 89107-1187