

WHEN RECORDED, MAIL TO:
M. Sean Sullivan, Esq.
BRINDLEY SULLIVAN, PLLC
50 E. 100 S., Ste. 302
St. George, Utah 84770



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E07

GRANTEE'S ADDRESS IS:
Andrew & Laura Lytle
2995 S. River Road
St. George, Utah 84790

Tax ID Nos: 014-050-09, 014-070-02, and 014-050-04

SPECIAL WARRANTY DEED

ANDREW F. LYTLE and LAURA L. LYTLE, also known as LAURA LYTLE, Grantors, hereby convey and warrant against all claiming by, through or under them to ANDREW F. LYTLE and LAURA L. LYTLE, Trustees of the LYTLE REVOCABLE TRUST, under agreement dated June 8th, 2018, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property in Lincoln County, state of Nevada:

See attached Exhibit "A"

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining thereunto belonging or in anywise appertaining.

SUBJECT TO easements, restrictions, rights-of-way, and reservations of record or enforceable in law or equity.

WITNESS the hand of said Grantors, this 8th day of June, 2018.

ANDREW F. LYTLE

LAURA L. LYTLE

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 8th day of June, 2018, by ANDREW F. LYTLE and LAURA L. LYTLE, also known as LAURA LYTLE.

NOTARY PUBLIC

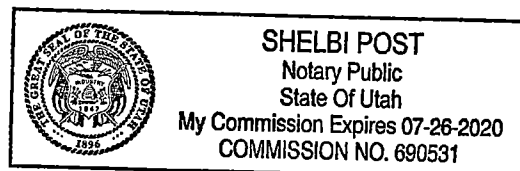


EXHIBIT "A"

Tax ID No. 14-050-04

Real property situated in Clover Valley, and further described as follows: The point of beginning bears East 269 feet from the W $\frac{1}{4}$ corner of Section 14, Township 5 South, Range 69 East, MDB&M, thence from this point, North 22°48' West 129.3 feet, thence North 46°02' East 157 feet, thence South 88°16' East 416 feet, thence South 1°05' East 35 feet, thence South 61°55' West 203.3 feet, thence South 77°54' West 139 feet, thence South 2°26' East 202 feet, thence South 89°36' West 120.6 feet, thence North 22°48' West 132.7 feet, to the point of beginning, and being all in Section 14, Township 5 South, Range 69 East, MDB&M, and containing 2.13 acres, more or less.

Tax ID No. 14-050-09

Real property situated in Clover Valley, and further described as follows: The point of beginning bears East 656 feet, thence South 2°40' East 164 feet from the W $\frac{1}{4}$ corner of Section 14, Township 5 South, Range 69 East, MDB&M, thence from this point of beginning South 2°40' East, 400 feet, thence North 89°50' East 300 feet, thence North 17°05' West 420 feet, thence South 89°07' West 196 feet, to the point of beginning, and being all situated in Section 14, Township 5 South, Range 69 East, MDB&M, and containing 2.23 acres, more or less.

Tax ID No. 014-070-02

Parcel 1:

The North half of the Northeast quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 16, Township 5 South, Range 69 East, MDB&M.

Parcel 2:

The portion of the South half of the Northeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 16, Township 5 South, Range 69 East, MDB&M, lying North of the Union Pacific Railroad Company right-of-way.

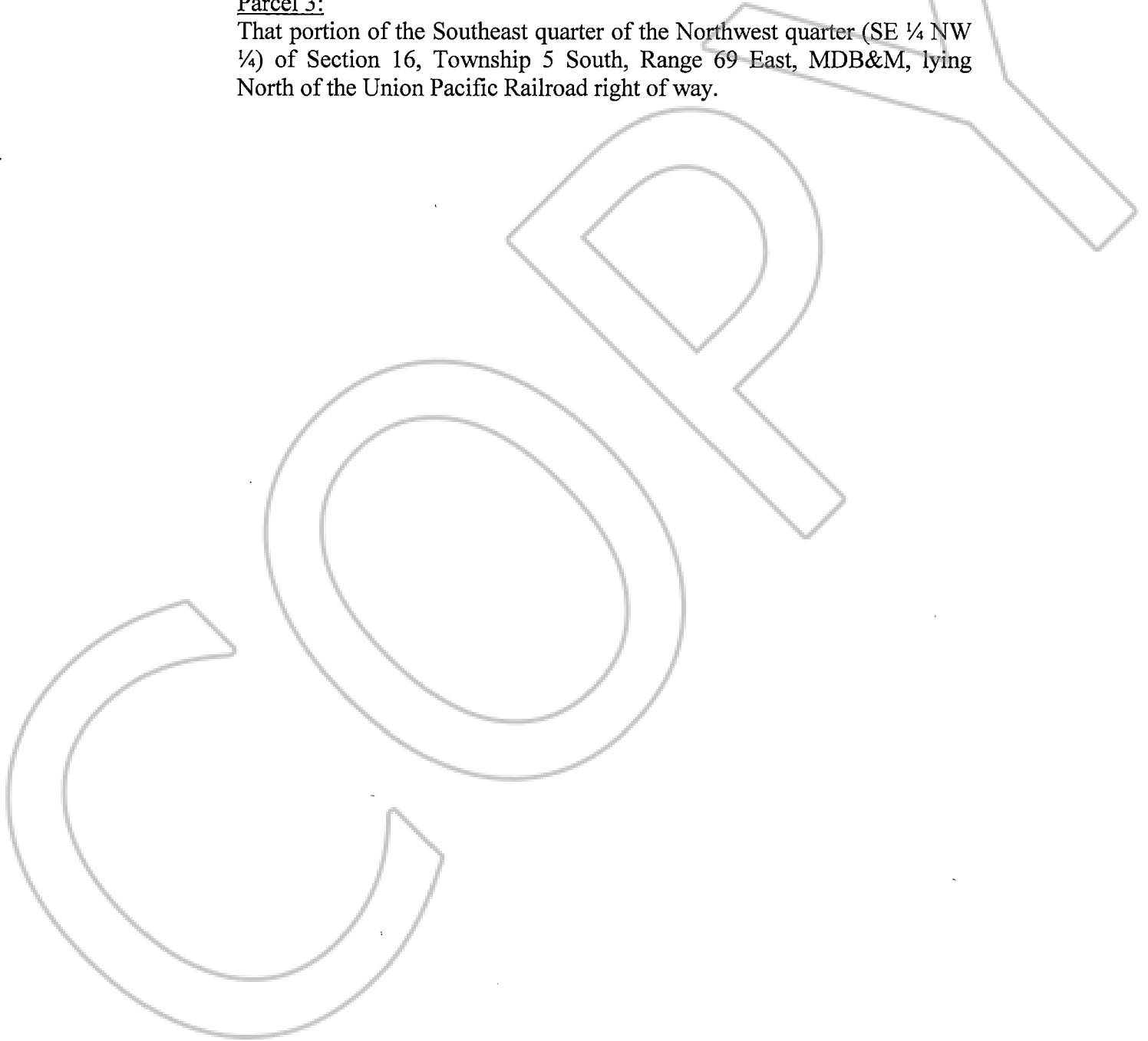
EXCEPTING THEREFROM that portion thereof described as follows:

BEGINNING at the point of intersection of the North-South Section line common to Sections 15 and 16 and the North line of the Union Pacific Railroad right-of-way; thence running North along the common section line a distance of 148.5 feet to a point; thence running Northwesterly parallel with the North line of said Union Pacific Railroad right-of-way line to the West line of the

Southeast quarter of the Northeast quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16; thence North a distance of 148.5 feet; thence Northwesterly parallel with said Railroad right of way line to a point on the West line of the Northeast quarter NE $\frac{1}{4}$) of said section 16; thence South a distance of 297 feet to the North line of said Railroad right of way; thence Southeasterly along said right of way line to the point of beginning.

Parcel 3:

That portion of the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 16, Township 5 South, Range 69 East, MDB&M, lying North of the Union Pacific Railroad right of way.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 014-070-02
 b) 014-050-04
 c) 014-050-09
 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 type="checkbox"/> | Comm'l/Ind'l |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Copy of Trustor File AK</u>	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to grantor trust

5. Partial Interest: Percentage being transferred: _____ %

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 Trustee

Signature [Signature] Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Andrew F. Lytle & Laura L. Lytle
 Address: 2995 S. River Road
 City: St. George
 State: Utah Zip: 84790

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Andrew F. Lytle & Laura L. Lytle, Trustees of the Lytle Revocable Trust, UAD 6/8/2018.
 Address: 2995 S. River Road
 City: St. George
 State: Utah Zip: 84790

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

Print Name: M. Sean Sullivan Esq Escrow #: _____
 Address: 50 E. 100 S. Ste. 302
 City: St. George UT 84790 State: _____ Zip: _____