

LINCOLN COUNTY, NV

**2020-158228**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**04/01/2020 12:02 PM**

BARNEY MCKENNA & OLMSTEAD, P.C.

Pgs=3 KE

**OFFICIAL RECORD**

AMY ELMER, RECORDER

E09

**WHEN RECORDED, MAIL TO:**

Jeffery J. McKenna, Esq.  
Barney McKenna & Olmstead, P.C.  
P.O. Box 2710  
St. George, Utah 84771-2710

**MAIL TAX STATEMENT TO:**

Gates Family Ranch Holdings  
2765 Santa Clara Drive  
Santa Clara, Utah 84765

APN: N/A

**QUITCLAIM DEED  
TRANSFER TAX EXEMPTION PER NRS 375.090, #9**

Mary Alice F. Gates, Mary Dawn Gates Gubler and Jon Elbert Gates, trustees of the Family Trust created under the Don D. Gates Revocable Trust dated July 23, 1981, as to a 92.63% interest and Mary Alice F. Gates, trustee of the Mary Alice F. Gates Revocable Trust dated July 23, 1981, as to a 7.37% interest, Grantors, for Ten Dollars and other good and valuable consideration, hereby Quitclaim to **Gates Family Ranch Holdings, LLC**, a Utah limited liability company, Grantee, the following described tract of land in Lincoln County, State of Nevada:

**SEE ATTACHED EXHIBIT "A".**

TOGETHER WITH any and all water rights and all improvements and appurtenances thereunto belonging.  
SUBJECT to easements, encumbrances, rights of way and restrictions of record and those enforceable in law and equity.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK  
SIGNATURE PAGES FOLLOW**

WITNESS the hand of Grantors, this 23 day of March, 2020.

Mary Alice F. Gates  
Mary Alice F. Gates, Trustee of the Don D. Gates Revocable Trust and as Trustee of the Mary Alice F. Gates Revocable Trust

Mary Dawn Gates Gubler  
Mary Dawn Gates Gubler, Trustee of the Don D. Gates Revocable Trust

Jon Elbert Gates  
Jon Elbert Gates, Trustee of the Don D. Gates Revocable Trust

STATE OF UTAH ) ss:  
COUNTY OF WASHINGTON )

On this 23 day of March, 2020, before me personally appeared Mary Alice F. Gates, Trustee of the Don D. Gates Revocable Trust and as Trustee of the Mary Alice F. Gates Revocable Trust, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is signed on the preceding document, and acknowledged before me that she signed it voluntarily for its stated purpose.

[Signature]  
NOTARY PUBLIC



**RICKI RENEE STEPHENS**  
Notary Public - State of Utah  
Commission #698541  
Comm. Exp. 01-19-22

STATE OF UTAH ) ss:  
COUNTY OF WASHINGTON )

On this 23 day of March, 2020, before me personally appeared Mary Dawn Gates Gubler, Trustee of the Don D. Gates Revocable Trust, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is signed on the preceding document, and acknowledged before me that she signed it voluntarily for its stated purpose.

[Signature]  
NOTARY PUBLIC



**RICKI RENEE STEPHENS**  
Notary Public - State of Utah  
Commission #698541  
Comm. Exp. 01-19-22

STATE OF UTAH ) ss:  
COUNTY OF WASHINGTON )

On this 23 day of March, 2020, before me personally appeared Jon Elbert Gates, Trustee of the Don D. Gates Revocable Trust, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is signed on the preceding document, and acknowledged before me that he signed it voluntarily for its stated purpose.

[Signature]  
NOTARY PUBLIC



**RICKI RENEE STEPHENS**  
Notary Public - State of Utah  
Commission #698541  
Comm. Exp. 01-19-22



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. N/A
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

2. Type of Property:

- a.  Vacant Land
- b.  Single Fam. Res.
- c.  Condo/Twnhse
- d.  2-4 Plex
- e.  Apt. Bldg
- f.  Comm'l/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other Springs, Personal Property, Grazing Rights

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 9
- b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

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 Holly Buchner Capacity: Legal Assistant

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: **\*\* SEE ATTACHMENT \*\***

Address: 2765 Santa Clara Drive

City: Santa Clara

State: UT Zip: 84765

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Gates Family Ranch Holdings, LLC

Address: 2765 Santa Clara Drive

City: Santa Clara

State: UT Zip: 84765

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

Print Name: Barney, McKenna & Olmstead Escrow # \_\_\_\_\_

Address: 43 S 100 E Suite 300

City: St. George State: UT Zip: 84770

**(attachment to Quitclaim Deed DOV; Gates Family Ranch Holdings, LLC)**

**GRANTOR(s):**

Mary Alice F. Gates, Mary Dawn Gates Gubler and Jon Elbert Gates, trustees of the Family Trust created under the Don D. Gates Revocable Trust dated July 23, 1981, as to a 92.63% interest and Mary Alice F. Gates, trustee of the Mary Alice F. Gates Revocable Trust dated July 23, 1981, as to a 7.37% interest, Grantors, for Ten Dollars and other good and valuable consideration, hereby Quitclaim to:

**GRANTEE(s):**

Gates Family Ranch Holdings, LLC, a Utah limited liability company, Grantee, a total of 100% interest the described tract of land in Lincoln County, State of Nevada:

SEE ATTACHED EXHIBIT "A"

