LINCOLN COUNTY, NV

\$37.00

RPTT:\$0.00 Rec:\$37.00

2020-158228 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 da	y of <u>March</u> , 2020.		
	Mary Alice F. Gates, Trustee of the D Gates Revocable Trust and as Trustee Mary Alice F. Gates Revocable Trust	of the	
Ī	Mary Dawn Gates Gubler, Trustee of Gates Revocable Trust La Elber Mary	the Don D.	
	Jon Elbert Gates, Trustee of the Don I Revocable Trust	D. Gates	
STATE OF UTAH) ss: COUNTY OF WASHINGTON)			
On this 23 day of March, 2020 Gates, Trustee of the Don D. Gates Revoca Gates Revocable Trust, personally known to evidence to be the person whose names acknowledged before me that she signed it vo	able Trust and as Trustee of the Ma me or proved to me on the basis of is signed on the preceding docu	ry Alice F. satisfactory	
NOTARY PUBLIC	RICKI RENEE STEPHEN Notary Public - State of Ut Commission #698541 Comm. Exp. 01-19-22	IS ah	
STATE OF UTAH) ss: COUNTY OF WASHINGTON)			
On this 23 day of Mark, 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,			
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 Mark, 2 Gates, Trustee of the Don D. Gates Revocable on the basis of satisfactory evidence to be the document, and acknowledged before me that	e Trust, personally known to me or pre- e person whose names is signed on th	roved to me	
NOTARY PUBLIC	RICKI RENEE STEPHENS Notary Public - State of Utah Commission #698541 Comm. Exp. 01-19-22	I	

This Exhibit is an attachment to that certain Quitclaim Deed executed by 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, to Gates Family Ranch Holdings, LLC, a Utah limited liability company, grantees.

EXHIBIT "A"

Parcel I

One-half interest in Hackberry Spring located on unsurveyed land but approximately NE 1/4 of the NW 1/4 of Section 13, TWP 12 S. Range 67 E. situated in Lincoln County, Nevada.

Parcel 2

One-half interest in Wire Grass Spring located on unsurveyed land but in approximately the NE 1/4 of the SW 1/4 of Section 11, TWP 12 S. Range 67 E. in Lincoln County, Nevada.

Parcel 3

Rye Grass Spring, better known as Horse Spring in unsurveyed land but approximately located in the SW 1/4 Section 36 TWP 11 S. Range 67 E. together with a pipeline 3 miles long and tanks at end of pipeline, in Section 16, Range 68 E.

Parcel 4

BLM grazing permit for Mormon Peak Allotment #01044.

Parcel 5

One-half interest in a cement water tank on the Mormon Mesa. One-half interest on a wire and wooden corral on the Mormon Mesa.

Parcel 6

All grazing rights owned by Grantor on the Mormon Mesa.

Parcel 7

Grantor's interest in range rights previously owned by Foremaster Bros. and Phillip Foremaster on the Mormon Mesa.

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)		
a. N/A	()	
b	\ \	
C	\ \	
d	\ \	
2. Type of Property:		
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY	
c. Condo/Twnhse d. 2-4 Plex	Book Page:	
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:	
g. Agricultural h. Mobile Home	Notes:	
X Other Springs, Personal Property, Grazing Righ	ts	
3.a. Total Value/Sales Price of Property	\$	
b. Deed in Lieu of Foreclosure Only (value of prope	rty()	
c. Transfer Tax Value:	\$	
d. Real Property Transfer Tax Due	\$	
4. If Exemption Claimed:		
a. Transfer Tax Exemption per NRS 375.090, Se	ection 9	
b. Explain Reason for Exemption: Transfer to		
is 100% owner.		
5. Partial Interest: Percentage being transferred: 100	%	
The undersigned declares and acknowledges, under pe		
and NRS 375.110, that the information provided is co		
and can be supported by documentation if called upon		
Furthermore, the parties agree that disallowance of an		
additional tax due, may result in a penalty of 10% of t		
to NRS 375.030, the Buyer and Seller shall be jointly		
1991	\ \	
Signature Holly Buchret	Capacity: Legal Assistant	
Signature	Capacity:	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED)	(REQUIRED)	
Print Name: ** SEE ATTACHMENT**	Print Name: Gates Family Ranch Holdings, LLC	
Address: 2765 Santa Clara Drive	Address: 2765 Santa Clara Drive	
City: Santa Clara	City: Santa Clara	
State: UT Zip: 84765	State: UT Zip: 84765	
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)		
Print Name: Barney, McKenna & OlmsteadEscrow#		
Address: 43 S 100 E Suite 300		
City: St. George	State: UT Zip: 84770	
The Control of the Co		

(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"

