

APN: 004-031-05

D&L Pickett Family Trust
1270 S Cedar Bluffs Dr.
Cedar City, Utah 84720



OFFICIAL RECORD
AMY ELMER, RECORDER

QUITCLAIM DEED

For the consideration of three hundred twenty five thousand dollars (\$325,000.00), Dean L. Pickett and Elizabeth Pickett trustees of the D&L Pickett Family Trust Dated September 27, 2010, hereby quitclaims to Ryan Rhodes and Renee Rhodes the following described real estate in Lincoln County, 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, Nevada, 84720

Dated this 3rd day of April, 2021 Dean Pickett

Dean L. Pickett Trustee

Elizabeth Pickett

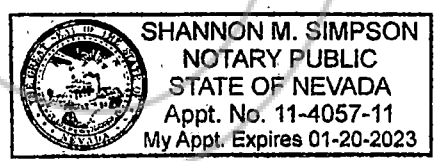
Elizabeth Pickett Trustee

STATE OF NV)

COUNTY OF Lincoln)

On this day 3rd of April, 2021, personally appeared before me, a Notary Public, Dean L. Pickett, Trustee and Elizabeth Pickett, Trustee personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the foregoing instrument.

[Seal]



Shannon M. Simpson



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 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) 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 1/4) 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 *****

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) APN: 004-031-05
- 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 _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 325,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 1267.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 Elizabeth Pickett Capacity Seller
 Signature Renee A. Rhodes Capacity buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: D & L Pickett Family Trust
 Address: 1270 S. Cedar Bluff Dr
 City: Cedar City
 State: UT Zip: 84720

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ryan & Renee Rhodes
 Address: 1654 St. Route 318
 City: Hiko
 State: NV Zip: 89017

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____