

APNs: 002-122-14, 002-122-26
002-122-27 + 002-122-28

When Recorded Mail to:
Tax Statements Mail to:
Fort Grover LLC
992 Spice Islands Dr.
Sparks, NV. 89431

LINCOLN COUNTY, NV **2021-160089**
\$1,441.00
RPTT:\$1404.00 Rec:\$37.00 **05/18/2021 09:37 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY #3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

E A P I R E
TITLE & ESCROW
2623650

WARRANTY DEED

FOR VALUE RECEIVED

Larry A. Dotson, Trustee of the Larry A. Dotson and Joyce Dotson Revocable Trust, dated July 13, 2006, as to Parcel 1 of Parcel A; Larry A. Dotson and Lois McCarthy Johnson Dotson, husband and wife as to Parcel 2 of Parcel A and Parcel B; and Larry A. Dorson, as Trustee of the Larry A. Dotson and Joyce Dotson Revocable Trust, dated July 13, 2006, and Larry A. Dotson and Lois McCarthy Johnson Dotson, husband and wife, as to Parcel C. GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Fort Grover, LLC, a Nevada limited liability company GRANTEE(s), whose current address is: 992 Spice Islands Drive, Sparks, NV 89431 the following described real property in Lincoln County, State of NV more particularly described as follows, to wit:

See Exhibit "A" for legal description

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated 5-14-2021

The Larry A. Dotson and Joyce Dotson Revocable Trust, dated July 13, 2006

By: Larry A. Dotson
Larry A. Dotson, Trustee


Larry A. Dotson
Larry A. Dotson

Lois McCarthy Johnson Dotson
Lois McCarthy Johnson Dotson

State of UTAH
County Washington

On this 14th day of May, in the year of 2021, before me the undersigned Notary Public in and for said State, personally appeared Larry A. Dotson, known or identified to me as the person whose name(s) is/are subscribed to the within instrument as trustee(s) of The Larry A. Dotson and Joyce Dotson Revocable Trust, dated July 13, 2006, and acknowledged to me that he/she/they executed the same as such trustee(s).

Kimberly Cooper
Notary Public for STATE OF UTAH
Residing at: STATE OF UTAH
My Commission Expires: May 20, 2023

 **KIMBERLY COOPER**
Notary Public - State of Utah
My Commission Expires
May 20, 2023
Commission #706403

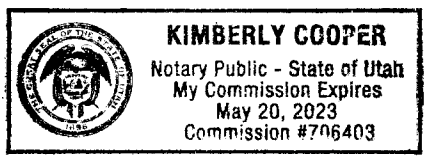
State of UTAH ,

Washington County, ss.

On this 14th day of May, in the year of 2021, before me the undersigned Notary Public in and for said State, personally appeared Larry A. Dotson and Lois McCarthy Johnson Dotson, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Kimberly Cooper

Residing at: STATE OF UTAH
My Commission Expires: May 20, 2023



COPY

EXHIBIT "A"

PARCEL A:

THAT PORTION OF LOTS 3 AND 4, BLOCK 36, IN THE TOWN OF PANACA IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED FEBRUARY 2, 2013 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK D OF PLATS, PAGE 83, AS FILE NO. 142779, LINCOLN COUNTY, NEVADA RECORDS.

PARCEL B:

THAT PORTION OF LOT 4, BLOCK 36, IN THE TOWN OF PANACA IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 3 OF MERGER AND RE-SUBDIVISION FOR LARRY A. AND JOYCE M. DOTSON, AS SHOWN UPON MAP THEREOF, OF PARCELS 1 AND 2 OF PARCEL MAP IN PLAT BOOK B, PAGE 485, RECORDED MARCH 04, 2004 IN PLAT BOOK C PAGE 32 AS FILE 121902, LINCOLN COUNTY, NEVADA.

PARCEL C:

THAT PORTION OF LOTS 3 AND 4, BLOCK 36, IN THE TOWN OF PANACA IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THE NORTH 75 FEET OF THE WEST 118 FEET OF LOT 3 IN BLOCK 36 IN THE TOWN OF PANACA, NEVADA, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE SOUTH ALONG THE BOUNDARY LINE BETWEEN SAID LOT 3 AND LOT 4 OF BLOCK 36 A DISTANCE OF 75 FEET; THENCE AT RIGHT ANGLES EAST A DISTANCE OF 118 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 75 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 118 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 4 LYING ADJACENT TO THE WEST LINE OF SAID LAND AS SHOWN AS THE ADJUSTED AREA ON THE RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT TO LARRY A. AND JOYCE M. DOTSON, RECORDED MARCH 4, 2004 IN PLAT BOOK C, PAGE 31, AS FILE NO. 121901, LINCOLN COUNTY, NEVADA RECORDS.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-122-27
 b) 002-122-28
 c) 002-122-26
 d) 002-122-14

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 \$ 360,000.00
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 360,000.00
 Real Property Transfer Tax Due \$ 1,404.00

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 [Signature] Capacity Commercial Escrow Associate
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: _____
 Address: see attached
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Fort Grover, LLC
 Address: 992 Spice Islands Dr.
 City: Sparks, NV
 State: NV Zip: 89431

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Empire Title, LLC Escrow #: 10909E1D
 Address: 2541 E. Gala St, #100
 City: Mendocino State: 10 Zip: 83642

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Larry A. Dotson and Joyce Dotson Revocable Trust, dated July 13, 2006, as to Parcel 1 of Parcel A and Parcel C

2147 North Gunsight Drive, St George, UT 84770

Larry A. Dotson and Lois McCarthy Johnson, husband and wife, as to Parcel 2 of Parcel A and Parcel B and as interest may appear of record as to Parcel C

2147 North Gunsight Drive, St George, UT 84770

Legal description attached hereto as Exhibit "A"

