

LINCOLN COUNTY, NV **2021-161657**
\$134.50
RPTT:\$97.50 Rec:\$37.00 11/18/2021 02:40 PM
BARNEY MCKENNA & OLMSTEAD, P.C. Pgs=2 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

WHEN RECORDED, MAIL TO:
Joseph T. Prete, Esq.
Barney McKenna & Olmstead, P.C.
P.O. Box 2710
St. George, Utah 84771-2710

MAIL TAX STATEMENTS TO:
Gates Family Ranch Holdings, LLC
2765 Santa Clara Drive
Santa Clara, UT 84765

QUITCLAIM DEED

~~TRANSFER TAX EXEMPTION PER NRS 375.090~~ n/a

Mary Alice F. Gates, Grantor, for Ten Dollars and other good and valuable consideration, hereby Quitclaims to **Gates Family Ranch Holdings, LLC, a Utah limited liability company**, Grantee, any and all of Grantor's interest in the following described property interests in Lincoln County, State of Nevada:

See attached Exhibit A.

TOGETHER WITH all improvements, water rights, and appurtenances thereto.

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

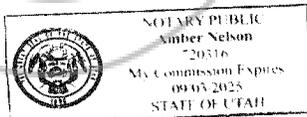
WITNESS the hand of Grantor, this 8th day of October, 2021.

Mary Alice F. Gates
Mary Alice F. Gates

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 8th day of October, 2021, before me personally appeared MARY ALICE F. GATES, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, and acknowledged before me that she signed it voluntarily for its stated purpose.

Amber Nelson
NOTARY PUBLIC



Attachment to that certain Quitclaim Deed executed by Mary Alice F. Gates, grantor, to Gates Family Ranch Holdings, LLC, a Utah limited liability company, grantee.

EXHIBIT "A"

Parcel 1

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**

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'/Ind'l
 g. Agricultural h. Mobile Home
 Other Water and Grazing Rights

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 50,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 25,000.00
 d. Real Property Transfer Tax Due \$ 765.93

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 50 %
 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 *Mary Alice F. Gates* Capacity: _____
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mary Alice F. Gates
 Address: 2765 Santa Clara Drive
 City: Santa Clara
 State: Utah Zip: 84765

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gates Family Ranch Holdings, LLC
 Address: 2765 Santa Clara Drive
 City: Santa Clara
 State: Utah Zip: 84765

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Barney McKenna & Olmstead, P.C. Escrow # _____
 Address: 43 South 100 East Suite 300
 City: St. George, UT 84770 State: _____ Zip: _____