

WHEN RECORDED, MAIL TO:
Rushforth Lee & Kiefer LLP
1707 Village Center Circle, Suite 150
Las Vegas, NV 89134

MAIL TAX NOTICE TO:
SANDRA E. RAINES, Trustee
1463 Gilmer Dr.
Salt Lake City, UT 84105

00206957

B: 660 P: 220 Fee \$40.00
Connie Hansen, Millard Recorder Page 1 of 6
07/11/2019 10:17:41 AM By RUSHFORTH LEE & KIEFER LLP



SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVES' DEED AND TRUSTEES' DEED

THIS DEED is hereby made by the Grantors named herein to the Grantee named herein.

A. THE GRANTORS ARE:

1. SANDRA E. RAINES and LIYUN CAO, as personal representatives of the estate of JERRY J. KAUFMAN, deceased (the "Decedent's Estate"), AND
2. SANDRA E. RAINES and LIYUN CAO, as co-trustees of the JERRY J. KAUFMAN FAMILY TRUST dated September 3, 1993 (the "Decedent's Living Trust").

B. THE GRANTEE IS:

SANDRA E. RAINES, Trustee of the MATTHEW M. RAINES 2019 SPENDTHRIFT TRUST.

C. RECITALS:

1. The Grantors are the qualified personal representatives of said Decedent's Estate, filed as Case No. P-17-090477-E in the District Court for Clark County, Nevada;
2. The Grantors, as such domiciliary foreign personal representative and pursuant to Section 75-4-204, U.C.A, has registered and filed authenticated documents with the Fourth Judicial Court of Millard County, State of Utah, as Case Number 173700024 (a certified copy of the Exemption Certificate and Letters Testamentary issued by such Court is attached hereto), and pursuant to Section 75-4-205, U.C.A, Grantors now have all powers of a local personal representative with respect to real property of the decedent, Jerry J. Kaufman, located in Millard County, State of Utah;
3. The residuary beneficiary of the Decedent's Estate is the Decedent's Living Trust.
4. The Trustees of the Decedent's Living Trust are additional Grantors so that any interest of the Decedent's Living Trust is also conveyed hereby.
5. The property described as Parcel One herein is property owned by the Decedent, Jerry J. Kaufman and is an asset of the Decedent's Estate.
6. The property described as Parcel Two herein was purchased by the Decedent in the name of "DYCO, INC., a Nevada Corporation", but such a corporation was never formed in Nevada, and the Decedent paid all property taxes on such property

throughout his life, and, because of that, the property is the Decedent's property and part of the Decedent's Estate.

D. PROPERTY:

1. **PARCEL ONE:** The decedent's interest in real property in Millard County, State of Utah consists of the below described real property:

The Northeast quarter of the Southwest quarter of Section 25, Township 23 South, Range 7 West, Salt Lake Meridian (Approximately 40 acres).

2. **PARCEL TWO:** The decedent's interest in real property in Millard County, State of Utah consists of the below described real property:

~~THE NW 1/4 OF SECTION 23 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 13, AND THE SE 1/4 OF THE SE 1/4 OF SECTION 23, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 25, ALL IN TOWNSHIP 23 S, RANGE 7 W, SLB&M.~~

Subject to easements, rights-of-way, reservations and restrictions appearing of record or enforceable in equity.

THEREFORE, as a distribution from the Decedent's Estate and the Decedent's Living Trust, the Grantors hereby quitclaim, transfer, and convey to Grantee all of Grantor's interest in the above described real property situated in Millard County, State of Utah.

[Separate Signature Pages Follows]

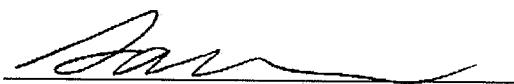
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B: 660 P: 221 Fee \$40.00
Connie Hansen, Millard Recorder Page 2 of 6
07/11/2019 10:17:41 AM By RUSHFORTH LEE & KIEFER LLP


EXECUTION PAGE FOR SANDRA E. RAINES
Co-Executor and Co-Trustee

E. CONVEYANCE:

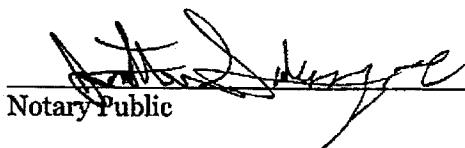
The undersigned does execute this PERSONAL REPRESENTATIVES' DEED AND TRUSTEES' DEED and does certify and say under penalties of perjury that the contents hereof are true.


SANDRA E. RAINES

Co-Personal Representative, estate of Jerry J. Kaufman
Co-Trustee, Jerry J. Kaufman Family Trust dated September 3, 1993

STATE OF UTAH }
COUNTY OF SALT LAKE } ss.

On the 13th day of June, 2019, personally appeared before me SANDRA E. RAINES, as co-personal representative of the estate of Jerry J. Kaufman and co-trustee of the Jerry J. Kaufman Family Trust dated September 3, 1993, and as signer of the foregoing instrument who duly acknowledged to me that she executed the same.


Notary Public



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B: 650 P: 222 Fee \$40.00
Connie Hansen, Millard Recorder Page 3 of 6
07/11/2019 10:17:41 AM By RUSHFORTH LEE & KIEFER LLP



**EXECUTION PAGE FOR LIYUN CAO
Co-Executor and Co-Trustee**

F. CONVEYANCE:

The undersigned does execute this PERSONAL REPRESENTATIVES' DEED AND TRUSTEES' DEED and certify and say under penalties of perjury that the contents hereof are true.

LIVIN CAO

Co-Personal Representative, estate of Jerry J. Kaufman
Co-Trustee, Jerry J. Kaufman Family Trust dated September 3, 1993

STATE OF NEVADA }
COUNTY OF CLARK }
} ss.
}

On the 31 day of May, 2019, personally appeared before me LIYUN CAO, as co-personal representative of the estate of Jerry J. Kaufman and co-trustee of the Jerry J. Kaufman Family Trust dated September 3, 1993, and as signer of the foregoing instrument who duly acknowledged to me that she executed the same.



Notary Public

Sarah Carroll

00206957

B: 660 P: 223 Fee \$40.00
Connie Hansen, Millard Recorder Page 4 of 6
07/11/2019 10:17:41 AM By RUSHFORTH LEE & KIEFER LLP

CERTIFICATE OF IRREVOCABLE SPENDTHRIFT TRUST

The undersigned, SANDI RAINES, as Co-Trustee of the JERRY J. KAUFMAN FAMILY TRUST, U/A/D SEPTEMBER 3, 1993, AS AMENDED AND AS RESTATED BY THE TOTAL AMENMENT AND RESTATEMENT OF THE JERRY J. KAUFMAN FAMILY TRUST DATED APRIL 15, 2015, a Nevada Trust, has decanted MATTHEW M. RAINES portion of the JERRY J. KAUFMAN FAMILY TRUST, executed that certain document entitled, the "MATTHEW M. RAINES 2019 SPENDTHRIFT TRUST," on the 14 day of June, 2019, which provides in pertinent parts as follows:

1. TRUSTOR. The Trustor of the Trust is SANDI RAINES, in her capacity as Co-Trustee of the JERRY J. KAUFMAN FAMILY TRUST, U/A/D SEPTEMBER 3, 1993, AS AMENDED AND AS RESTATED BY THE TOTAL AMENMENT AND RESTATEMENT OF THE JERRY J. KAUFMAN FAMILY TRUST DATED APRIL 15, 2015.

2. INVESTMENT TRUSTEE. The Investment Trustee of the trust is SANDI RAINES.

3. SUCCESSOR INVESTMENT TRUSTEE. If the original Investment Trustee ceases to act as Trustee, DAVID RAINES shall serve as successor Investment Trustee. If he ceases to act as Trustee, KELLY LAND shall serve as successor Investment Trustee. If all appointed Successor Trustees cease to serve and have failed to nominate a successor Trustee in writing, MATTHEW M. RAINES shall have the power to appoint a bank or trust company to serve as successor Investment Trustee of the trusts created hereunder. In the event MATTHEW M. RAINES is unable to appoint a successor Trustee or fails to appoint a successor Trustee, a corporate Trustee authorized to act as such under the laws of any state shall be appointed by a court of competent jurisdiction upon the application of any interested party.

4. DISTRIBUTION TRUSTEE. The Distribution Trustee of the trust is SANDI RAINES.

5. SUCCESSOR DISTRIBUTION TRUSTEE. If the original Distribution Trustee ceases to act as Trustee, DAVID RAINES shall serve as successor Distribution Trustee. If he ceases to act as Trustee, KELLY LAND shall serve as successor Distribution Trustee. If all appointed Successor Trustees cease to serve and have failed to nominate a successor Trustee in writing, MATTHEW M. RAINES shall have the power to appoint a bank or trust company to serve as successor Distribution Trustee of the trusts created hereunder. In the event MATTHEW M. RAINES is unable to appoint a successor Trustee or fails to appoint a successor Trustee, a corporate Trustee authorized to act as such under the laws of any state shall be appointed by a court of competent jurisdiction upon the application of any interested party.

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Connie Hansen, Millard Recorder Page 5 of 6
07/11/2019 10:17:41 AM By RUSHFORTH LEE & KIEFER LLP

6. **VESTING OF PROPERTIES.** Title to properties held in the trust shall be vested as follows:

SANDI RAINES, as Trustee of the MATTHEW M. RAINES 2019 SPEND-THRIFT TRUST.

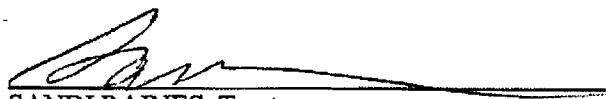
7. **IDENTIFICATION NUMBER OF TRUST.** The tax identification number of the trust is 84-6466454.

8. **NO POWER TO AMEND OR REVOKE.** The trust is irrevocable and may not be altered, amended or revoked. Should any power or interest be held, retained or hereafter acquired by the Trustor or Trustee which would cause or appear to cause the trust estate for any reason to be subject to the claims of any creditors, the Trustor and Trustee shall be permitted to abandon or release any such powers or interests.

9. **POWERS OF TRUSTEE.** The Trustee shall have all powers set forth in NRS Sections 163.265 through 163.410.

10. **CERTIFICATION.** Trustee hereby certifies that the trust is in full force and effect and has not been revoked or amended to make any representations contained in the certification incorrect. The signature below is that of the currently acting Trustee.

Dated this 14th day of June, 2019.



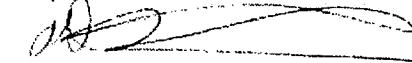
SANDI RAINES, Trustee

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COUNTY OF SALT LAKE)

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On this 14 day of June, 2019, before me, a notary public, personally appeared SANDI RAINES, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the foregoing Certificate of Irrevocable Spendthrift Trust.



NOTARY PUBLIC

