

Recording Requested By:

Juana Blackburn
2221 Thoroughbred Road
Henderson, NV 89015

After Recording Mail To:

Grant Morris Dodds, PLLC
2520 St. Rose Parkway, Suite 319
Henderson, NV 89074

Mail Tax Statements To:

Juana Blackburn
2221 Thoroughbred Road
Henderson, NV 89015

00639998

B: 1259 P: 1782 Fee \$17.00
Debbie B. Johnson, Iron County Recorder Page 1 of 3
02/25/2013 08:51:51 AM By GRANT MORRIS DODDS



WARRANTY DEED

TITLE OF DOCUMENT

JUANA BLACKBURN, GRANTOR,

Whose current mailing address is 2221 Thoroughbred Road, Henderson, NV 89015

HEREBY convey and warrant to

EASTON D. BLACKBURN and JUANA BLACKBURN, Trustees of the EASTON D. AND JUANA BLACKBURN FAMILY TRUST, dated January 8, 2002, as to an undivided one-half (1/2) interest, GRANTEE,

Whose current mailing address is 2221 Thoroughbred Road, Henderson, NV 89015

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the following described tract of land in Iron County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF FOR LEGAL DESCRIPTION.**

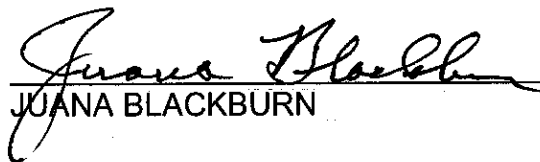
Together with all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

Subject to easements, rights-of-way, restrictions of record.

Prior Recorded Doc. Ref.: Affidavit: Recorded: January 9, 2008; BK 1118, PG 567,
Doc. No. 00566060.


When the context requires, singular nouns and pronouns, include the plural.

WITNESS, the hand of said Grantor, this 28th day of November, 2012.

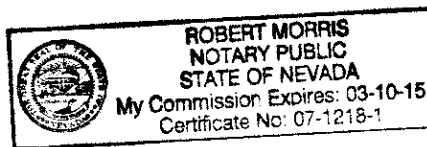

JUANA BLACKBURN

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 28th day of November, 2012, by **Juana Blackburn**.



NOTARY PUBLIC
Title: Attorney
MY Commission Expires: 3/10/15
Residing in Las Vegas Clark County NV



00639998


B: 1259 P: 1783 Fee \$17.00
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02/25/2013 08:51:51 AM By GRANT MORRIS DODDS


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Northeast Quarter of the Southeast Quarter of Section 10, Township 38 South, Range 11 West, Salt Lake Base and Meridian. Excluding D-1118-0001-0001.

Tax Serial No. D-1118-0001-0000.

PARCEL 2:

North 31.99 acres of Lot 1, also known as the Northeast Quarter of the Southeast Quarter of Section 15, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

Tax Serial No. D-1118-0014-0000.

PARCEL 3:

COMMENCING at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 38 South, Range 11 West, Salt Lake Base and Meridian; thence South 80 Rods, thence West 20 Rods, thence North 80 Rods, thence East 20 Rods, to the Point of Beginning.

Tax Serial No. D-1127-0001-0000.

PARCEL 4:

BEGINNING at a point 330 feet West of the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 38 South, Range 11 West, Salt Lake Base and Meridian; thence West 309.63 feet, thence South 20 degrees West 1405 feet more or less to the South line of said Southeast Quarter of the Southeast Quarter, thence East 790 feet more or less to a point 330 feet West of the Southeast Corner of said Southeast Quarter of the Southeast Quarter, thence North 80 Rods to the point of beginning.

Tax Serial No. D-1127-0003-0000.

00639998

B: 1259 P: 1784 Fee \$17.00
Debbie B. Johnson, Iron County Recorder Page 3 of 3
02/25/2013 08:51:51 AM By GRANT MORRIS DODDS



When recorded mail deed and tax notice to:

Juana Blackburn
2221 Thoroughbred Rd
Henderson NV, 89015

Parcel Number _____

00717319

B: 1419 P: 390 Fee \$22.00
Debbie B. Johnson, Iron County Recorder Page 1 of 3
08/02/2018 01:02:54 PM By JUANA BLACKBURN



AFFIDAVIT OF TRUSTEESHIP

Gregory W Blackburn, being first duly sworn, deposes and says:

1. That Easton D Blackburn, Sr. and Juana Blackburn listed as Trustee of the of the Easton D Blackburn and Juana Blackburn Family Trust Dated Jan. 8, 2002 is one and the same person as Easton D Blackburn Sr. listed as decedent on the attached Certificate of Death.
2. By virtue of that death certificate attached hereto and recorded as part hereof and said Declaration of Trust. I do hereby declare that the conditions for Successor Trustee appointment have been met and that pursuant to said Declaration of Trust, that I the undersigned, Gregory W Blackburn is now authorized as Successor Trustee of said trust.
3. The real property subject to this Affidavit is located in Iron County, State of Utah: **LEAGL DESCRIPTION:**

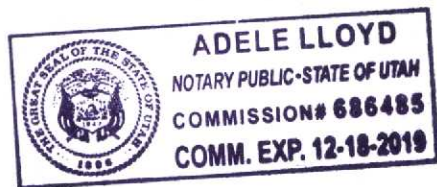
Legal N 32.01 AC of Lot 4, Sec 14, T38S, R11W, S4M,
Parcel Number D-1118-1126-0000

WITNESS the hand(s) of said grantor(s) this 2nd day of August, 2018.

Gregory W Blackburn
Signature

STATE OF Utah)
COUNTY OF Iron)

On the 2nd day of August, 2018, personally appeared before me,
Gregory W Blackburn, the signer of the within
instrument who duly acknowledged to me that he/she executed the same.



Adele Lloyd
NOTARY PUBLIC
My Commission Expires: 12-18-19

STATE OF NEVADA

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF HEALTH - VITAL STATISTICS

CERTIFICATE OF DEATH

2013021180

STATE FILE NUMBER

TYPE OR
PRINT IN
PERMANENT
BLACK INK

DECEDENT

IF DEATH
OCCURRED IN
INSTITUTION
SEE HANDBOOK
REGARDING
COMPLETION OF
RESIDENCE
ITEMS

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF
DEATHCONDITIONS IF
ANY WHICH
GAVE RISE TO
IMMEDIATE
CAUSE ->
STATING THE
UNDERLYING
CAUSE LAST

1a. DECEASED-NAME (FIRST,MIDDLE, LAST,SUFFIX) Easton Dwight BLACKBURN SR		2. DATE OF DEATH (Mo/Day/Year) December 27, 2013		3a. COUNTY OF DEATH Clark	
3b. CITY, TOWN, OR LOCATION OF DEATH Henderson		3c. HOSPITAL OR OTHER INSTITUTION -Name(If not either, give street and number) 2221 Thoroughbred Road		3e. If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient(Specify) Home	
4. SEX Male		5. RACE White (Specify)		6. Hispanic Origin? Specify No - Non-Hispanic	
7a. AGE-Last birthday (Years) 81		7b. UNDER 1 YEAR MOS DAYS		7c. UNDER 1 DAY HOURS MINS	
8. DATE OF BIRTH (Mo/Day/Yr) August 02, 1932		9a. STATE OF BIRTH (If not U.S.A., name country) Utah		9b. CITIZEN OF WHAT COUNTRY United States	
10. EDUCATION 18		11. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Married		12. SURVIVING SPOUSE (if wife, give maiden name) Juana WILLIAMS	
13. SOCIAL SECURITY NUMBER 529-38-3397		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even If Retired) Safety Engineer		14b. KIND OF BUSINESS OR INDUSTRY Manufacturing	
15a. RESIDENCE - STATE Nevada		15b. COUNTY Clark		15c. CITY, TOWN OR LOCATION Henderson	
15d. STREET AND NUMBER 2221 Thoroughbred Road		15e. INSIDE CITY LIMITS (Specify Yes or No) Yes		Ever in US Armed Forces? Yes	
16. FATHER/PARENT - NAME (First Middle Last Suffix) Easton BLACKBURN		17. MOTHER/PARENT - NAME (First Middle Last Suffix) LaVon CRAM			
18a. INFORMANT - NAME (Type or Print) Juana BLACKBURN		18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 2221 Thoroughbred Road Henderson, Nevada 89002			
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Burial		19b. CEMETERY OR CREMATORY - NAME Palm Henderson Cemetery		19c. LOCATION City or Town State Henderson Nevada 89015	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) BART BURTON SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE 50		20c. NAME AND ADDRESS OF FACILITY Palm Mortuary-Henderson 800 S Boulder Hwy Henderson NV 89015	
TRADE CALL - NAME AND ADDRESS					
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) SIGNATURE AUTHENTICATED CHARLES MCCAMMON MD		22a. On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)			
21b. DATE SIGNED (Mo/Day/Yr) December 30, 2013		21c. HOUR OF DEATH 17:46		22b. DATE SIGNED (Mo/Day/Yr)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22c. HOUR OF DEATH		22d. PRONOUNCED DEAD (Mo/Day/Yr)	
22e. PRONOUNCED DEAD AT (Hour)		23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) CHARLES MCCAMMON MD 4141 Swenson St. Las Vegas, NV 89119			
23b. LICENSE NUMBER 14920		24a. REGISTRAR (Signature) NANCY BARRY SIGNATURE AUTHENTICATED			
24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) December 31, 2013		24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) PART I (a) Lewy body dementia DUE TO, OR AS A CONSEQUENCE OF: (b) DUE TO, OR AS A CONSEQUENCE OF: (c) DUE TO, OR AS A CONSEQUENCE OF: (d)		Interval between onset and death Years Interval between onset and death Interval between onset and death Interval between onset and death			
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part I. None		26. AUTOPSY (Specify Yes or No) No		27. WAS CASE REFERRED TO CORONER (Specify Yes or No) Yes	
28a. ACC. SUICIDE, HOM., UNDET. OR PENDING INVEST. (Specify)		28b. DATE OF INJURY (Mo/Day/Yr)		28c. HOUR OF INJURY	
28d. DESCRIBE HOW INJURY OCCURRED		28e. INJURY AT WORK (Specify Yes or No)			
28f. PLACE OF INJURY- At home, farm, street, factory, office building, etc. (Specify)		28g. LOCATION STREET OR R.F.D. No CITY OR TOWN STATE			

STATE REGISTRAR

00717319

B: 1419 P: 391 Fee \$22.00
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08/02/2018 01:02:54 PM By JUANA BLACKBURN

Rev-20120523a

"CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE WITH THE REGISTRAR OF VITAL STATISTICS, STATE OF NEVADA." This copy was issued by the Southern Nevada Health District from State certified documents authorized by the State Board of Health pursuant to NRS 440.175.

B000031265

DATE ISSUED: JAN 08 2014

Registrar of Vital Statistics

By: *maurice*

This Copy not valid unless prepared on engraved border displaying date, seal and signature of Registrar.
SOUTHERN NEVADA HEALTH DISTRICT • P.O. Box 3902 • Las Vegas, NV 89127 • 702-759-1010 • Tax ID # 88-0151573

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



Ownership Report (PDF)

Account No Parcel	Parcel No	District Acres	Owner	Situs
	Legal			
0262243	D-1127-0003-0000	10 16.50	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THROUGHbred RD HENDERSON, NV 89015 BEG AT PT 330 FT W OF NE COR OF SE1/4SE1/4 OF SEC 10,T38S,R11W, SLM; W 309.63 FT; S20°W 1405 FT M/L TO S LN OF SD SE1/4SE1/4, E 790 FT M/L TO PT 330 FT W OF SE COR OF SD SE1/4SE1/4; N 80 RDS TO POB.
0146362	D-1127-0001-0000	10 10.00	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THROUGHbred RD HENDERSON, NV 89015 COM AT NE COR SE1/4SE1/4 OF SEC 10,T38S,R11W, SLM; S 80 RDS; W 20 RDS; N 80 RDS; E 20 RDS TO POB.
0145232	D-1118-0001-0000	10 24.14	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THROUGHbred RD HENDERSON, NV 89015 NE1/4SE1/4 SEC 10,T38S, R11W, SLM. EXCL D-1118-1-1
0250701	E-0713-0002-0000	10 50.00	WILLIAMS MARLOW B	2221 THOROUGHbred RD HENDERSON, NV 89002 ALL S 50 AC OF W1/2SW1/4 SEC 12,T32S,R14W, SLM.
0145216	D-1118-1126-0000	10 32.01	BLACKBURN EASTON D SR/JUANA IN TRUST	2221 THOROUGHbred RD HENDERSON, NV 89015 N 32.01 AC OF LOT 4, SEC 14,T38S,R11W, SLM.
0146388	D-1127-0002-0000	10 40.00	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THROUGHbred RD HENDERSON, NV 89015 COM AT SE COR NE1/4NE1/4 SEC 15,T38S,R11W, SLM; W 1600.37 FT; N20°E TO N LN SEC 15; E ALG SEC LN TO NE1/4NE1/4NE1/4 SD SEC 15; S 1320 FT TO POB.
0262201	D-1118-0014-0000	10 31.99	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THROUGHbred RD HENDERSON, NV 89015 N 31.99 ACRES OF LOT 1, AKA NE1/4SE1/4SEC 15,T38S,R11W, SLM.
0145299	D-1118-0003-0000	10 120.00	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THROUGHbred RD HENDERSON, NV 89015 SE1/4NE1/4 SEC 15; W1/2NW1/4 SEC 14,T38S,R11W, SLM.
0264389	E-0970-0004-0001	07 40.00	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THROUGHbred RD HENDERSON, NV 89015 SE1/4SW1/4 SEC 27,T34S,R15W, SLM.

00717319

B: 1419 P: 392 Fee \$22.00
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