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**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.**

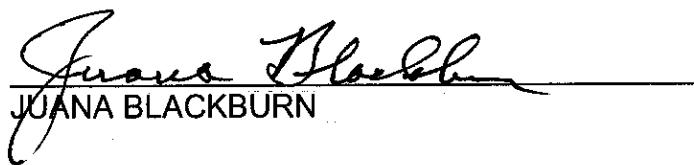
Together with all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

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 28<sup>th</sup> day of November, 2012.

  
\_\_\_\_\_  
JUANA BLACKBURN

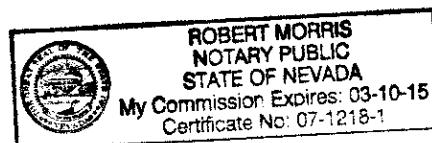
STATE OF NEVADA      )  
                            )  
COUNTY OF CLARK      )  
                            )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> 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  
Debbie B. Johnson, Iron County Recorder Page 2 of 3  
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: **LEGAL DESCRIPTION:**  
Legal N 32.01 AC of Lot 4, Sec 14, T38S, R11W, SLM,  
Parcel Number D-1118-1124-0000

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

Gregory W Blackburn  
Signature

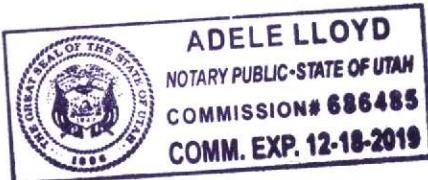
STATE OF Utah )

:ss

COUNTY OF Iron )

On the 2<sup>nd</sup> 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	2. DATE OF DEATH (Mo/Day/Year) SR 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) BLACKBURN 2221 Thoroughbred Road	3e. If Hosp. or Inst. indicate DOA, OP/Emr. Rm. Inpatient(Specify) Home			
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	Ever in US Armed Forces? Yes		
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	
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 CREMATORIAL - NAME Palm Henderson Cemetery	19c. LOCATION City or Town State Henderson Nevada 89015			
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) <b>BART BURTON</b>	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					
<p>To Be Completed by CERTIFYING PHYSICIAN 21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature &amp; Title) <b>SIGNATURE AUTHENTICATED</b> <b>CHARLES MCCAMMON MD</b></p> <p>To Be Completed by CORONER'S OFFICE 21b. DATE SIGNED (Mo/Day/Yr) December 30, 2013</p> <p>21c. HOUR OF DEATH 17:46</p> <p>21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)</p>					
<p>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 &amp; Title)</p> <p>22b. DATE SIGNED (Mo/Day/Yr)</p> <p>22c. HOUR OF DEATH</p> <p>22d. PRONOUNCED DEAD (Mo/Day/Yr)</p> <p>22e. PRONOUNCED DEAD AT (Hour)</p>					
<p>23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) <b>CHARLES MCCAMMON MD 4141 Swenson St. Las Vegas, NV 89119</b></p> <p>23b. LICENSE NUMBER 14920</p>					
<p>24a. REGISTRAR (Signature) <b>NANCY BARRY</b> <b>SIGNATURE AUTHENTICATED</b></p> <p>24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) December 31, 2013</p> <p>24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>					
<p>25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)</p> <p>PART I</p> <p>(a) <b>Lewy body dementia</b> DUE TO, OR AS A CONSEQUENCE OF:</p> <p>(b)</p> <p>(c)</p> <p>(d)</p>					
<p>DUE TO, OR AS A CONSEQUENCE OF:</p> <p>DUE TO, OR AS A CONSEQUENCE OF:</p> <p>DUE TO, OR AS A CONSEQUENCE OF:</p>					
<p>Interval between onset and death Years</p> <p>Interval between onset and death</p> <p>Interval between onset and death</p> <p>Interval between onset and death</p>					
<p>PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part I.</p> <p>None</p> <p>26. AUTOPSY (Specify Yes or No) No</p> <p>27. WAS CASE REFERRED TO CORONER (Specify Yes or No) Yes</p>					
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  
Debbie B. Johnson, Iron County Recorder Page 2 of 3  
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

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

PACIFIC BASICX90

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Registrar of Vital Statistics

By:



# Ownership Report (PDF)

Account No Parcel	Parcel No	District Acres	Owner	Situs
<b>Legal</b>				
0262243	D-1127-0003-0000	10 16.50	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THOROUGHBRED 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 THOROUGHBRED 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 THOROUGHBRED 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
0145216	D-1118-1126-0000	10 32.01	BLACKBURN EASTON D SR/JUANA IN TRUST	2221 THOROUGHBRED RD HENDERSON, NV 89015  ALL S 50 AC OF W1/2SW1/4 SEC 12,T32S,R14W, SLM.
0146388	D-1127-0002-0000	10 40.00	BLACKBURN EASTON D/JUANA FAMILY TRUST	2221 THOROUGHBRED 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 THOROUGHBRED 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 THOROUGHBRED 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 THOROUGHBRED RD HENDERSON, NV 89015  SE1/4SW1/4 SEC 27,T34S,R15W, SLM.

**00717319**

B: 1419 P: 392 Fee \$22.00  
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08/02/2018 01:02:54 PM By JUANA BLACKBURN

