

A.P.N.: 005-020-05  
File No: 13895-2541054 (TV)  
R.P.T.T.: \$27.30

EUREKA COUNTY, NV  
RPTT:\$27.30 Rec:\$35.00  
\$62.30 Pgs=3  
2018-235015  
04/27/2018 01:59 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
LISA HOEHNE, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Mark A. Fontaine  
4659 Shetland Way  
Antioch, CA 94531

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Carolyn S. Chorak and Beth Ann Hammer, Co-Trustees, or any successors in trust, under the C and B Living Trust dated January 30, 2015 and any amendments there to

do(es) hereby *GRANT, BARGAIN and SELL* to

Mark A. Fontaine, a single man

the real property situate in the County of Eureka, State of Nevada, described as follows:

**TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.**

**SECTION 23: SW 1/4**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

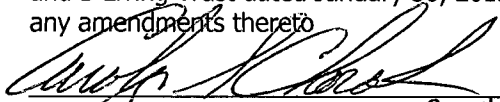
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

EXCEPTING THEREFROM. all petroleum, oil, natural gm and products derived therefrom, within or underlying said land or that may be produced therefrom. and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed to H.J. BUCHENAU AND ELSIE BUCHENAU recorded September 24. 1951 in Book. 24 of Deeds at Page 168, Eureka County, Nevada.

Date: 04/04/2018

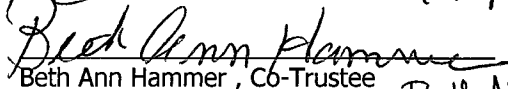
COPY

Carolyn S. Chorak and Beth Ann Hammer, Co-Trustees, or any successors in trust, under the C and B Living Trust dated January 30, 2015 and any amendments thereto




Carolyn S. Chorak, Co-Trustee

 Carolyn S. Chorak, Co-Trustee



Beth Ann Hammer, Co-Trustee

 Beth Ann Hammer, Co-Trustee

STATE OF FLORIDA )

COUNTY OF )

Sumter

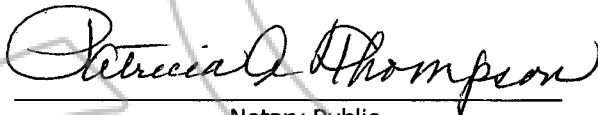
)

ss. The Villages

This instrument was acknowledged before me on  
**Carolyn S. Chorak and Beth Ann Hammer.**

April 24, 2018

by



Notary Public

(My commission expires: 10-07-2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 04, 2018** under Escrow No. **13895-2541054**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-020-05  
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'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$7,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$7,000.00  
d) Real Property Transfer Tax Due \$27.30

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: Grantor

Signature: [Signature]

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Carolyn S. Chorak and Beth Ann Hammer, Co-Trustees, or any successors in trust, under the C and B Living Trust dated January 30, 2015 and any amendments

Print Name: there to

Print Name: Mark A. Fontaine

Address: 2607 Jupiter Way

Address: 4659 Shetland Way

City: The Villages

City: Antioch

State: FL Zip: 32163

State: CA Zip: 94531

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance

Print Name: Company

File Number: 13895-2541054 TV/ TV

Address: 2500 North Buffalo Drive, Suite 150

City: Las Vegas

State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)