

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV
RPTT:\$9.75 Rec:\$35.00
\$44.75 Pgs=4
WESTERN OUTDOOR PROPERTIES, LLC
LISA HOEHNE, RECORDER

2018-235542

07/10/2018 01:29 PM

PARCEL NUMBER: 005-090-03
WHEN RECORDED RETURN TO:
Mark A. Fontaine
4659 Shetland Way
Antioch, California, 94531

WARRANTY DEED

THE GRANTOR(S),

- Thomas Allen Jr and Una Rose Allen, Formerly Tammy Barber-Taylor, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Mark A. Fontaine, 4659 Shetland Way, Antioch, California, 94531,

the following described real estate, situated in the County of Eureka, State of Nevada:

Legal Description: See attached *Schedule A*

Description is as it appears in Document No. 0232250, Official Records, Eureka County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 005-090-03

Mail Tax Statements To:
Mark A. Fontaine
4659 Shetland Way
Antioch, California 94531

Grantor Signatures:

DATED: 07/05/2018

DATED: 07/05/2018

Thomas Allen Jr.

Una Rose Allen

Thomas Allen Jr

Una Rose Allen

1690 Deer Lane

1690 Deer Lane

Guffey, Colorado

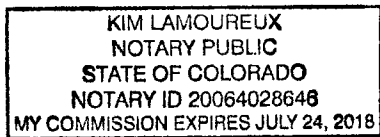
Guffey, Colorado

80820

80820

STATE OF COLORADO, COUNTY OF Fremont, ss:

This instrument was acknowledged before me on this 5th day of July,
2018 by Thomas Allen Jr and Una Rose Allen.



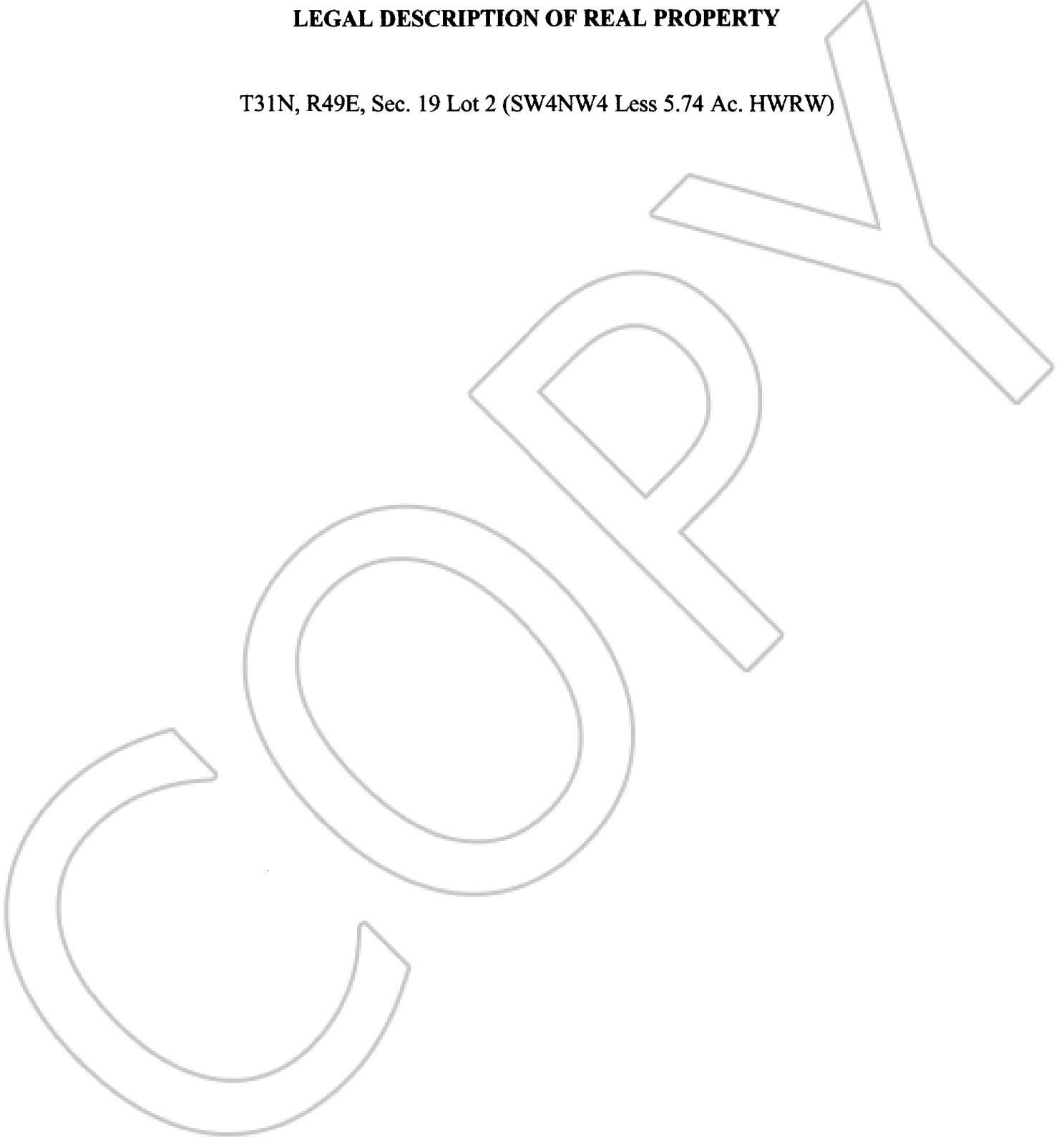
Kim Lamoureux
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 07/24/2018

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

T31N, R49E, Sec. 19 Lot 2 (SW4NW4 Less 5.74 Ac. HWRW)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 005-090-03
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
Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 2,200.00

b. Deed in Lieu of Foreclosure Only (value of property (\$)

c. Transfer Tax Value:

\$ 2,200.00

d. Real Property Transfer Tax Due

\$ 9.75

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 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 Thomas Allen Jr.

Capacity: GRANTOR

Signature Mark Fontaine

Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: THOMAS ALLEN JR
Address: 1690 DEER LANE
City: BUFFEY
State: CO Zip: 80820

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MARK FONTAINE
Address: 4659 SHETLAND WAY
City: ANTIOCH
State: CA Zip: 94531

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

Print Name: WESTERN OUTDOOR PROPERTIES
Address: 3130 BALFOUR RD., SUITE D-144
City: BRENTWOOD

Escrow # 18-003

State: CA Zip: 94513

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED