

EUREKA COUNTY, NV

RPTT:\$5.85 Rec:\$35.00

\$40.85

Pgs=4

2019-239510

09/19/2019 01:07 PM

WESTERN OUTDOOR PROPERTIES, LLC

LISA HOEHNE, CLERK RECORDER

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

PARCEL NUMBER: 005-010-35
WHEN RECORDED RETURN TO:
Mark A. Fontaine
4659 Shetland Way
Antioch, California, 94531

WARRANTY DEED

THE GRANTOR(S),

- The Brobst Family Trust, Dated September 08, 1988, Phillip R. Brobst and Marilyn S. Brobst Co-Trustees,

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. 121444, 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: 005-010-35

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

Grantor Signatures:

DATED: 9/10/2019

Phillip R. Brobst

Phillip R. Brobst, Co-Trustee on behalf of
The Brobst Family Trust
Dated September 08, 1988
1607 Meadowview Drive
Medford, OR 97504

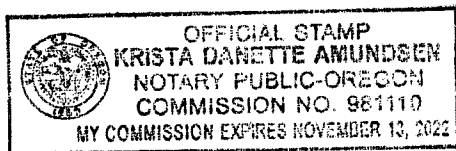
DATED: 9/10/2019

Marilyn S. Brobst

Marilyn S. Brobst, Co-Trustee on behalf of
The Brobst Family Trust
Dated September 08, 1988
1607 Meadowview Drive
Medford, OR 97504

STATE OF OREGON, COUNTY OF Jackson, ss:

This instrument was acknowledged before me on this 10 day of September,
2019 by Phillip R. Brobst and Marilyn S. Brobst.



Krista Danette Amundsen
Notary Public
Signature of person taking acknowledgment

Title (and Rank)

My commission expires Nov. 13, 2022

**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

The Northwest Quarter of The Northeast Quarter of Section 15, Township 31 North, Range 48 East, M.D.B.M. AS PER GOVERNMENT SURVEY.

Reserving therefrom, an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents issues and profits thereof.

APN # 005-010-35 (+/-40.00 Acres)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-010-35
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 1,200⁰⁰

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value:

\$ 1200⁰⁰

Real Property Transfer Tax Due

\$ 5.85

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

Phillip B. Brobst

Capacity GRANTOR

Signature

Mark Fontaine

Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Brobst Family Trust; Phillip Brobst

Address: 1607 Meadowview Drive

City: Medford

State: Oregon Zip 97504

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark A. 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 Escrow #: 19-042

Address: 3130 Balfour Rd Suite D-144

City: Brentwood

State: CA

Zip: 94513

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED