

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV
RPTT:\$17.55 Rec:\$35.00
\$52.55 Pgs=4 2019-239716
11/20/2019 04:06 PM
WESTERN OUTDOOR PROPERTIES, LLC
LISA HOEHNE, CLERK RECORDER

PARCEL NUMBER: 005-020-16
WHEN RECORDED RETURN TO:
Mark A. Fontaine
4659 Shetland Way
Antioch, California, 94531

WARRANTY DEED

THE GRANTOR(S),

- The Phillips Family Trust, Debra Phillips Sundberg, Trustee,

for and in consideration of: Ten Dollars (\$10.00) 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. 165877, 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: 005-020-16

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

Grantor Signatures:

DATED: 11-06-2019

Debra Phillips Sundberg

Debra Phillips Sundberg, Trustee on behalf of
Phillips Family Trust
13916 230th Street Ct East
Graham, WA 98338

**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

Real Property in Eureka County, State of Nevada

Township 31 North, Range 48 East, MDB&M

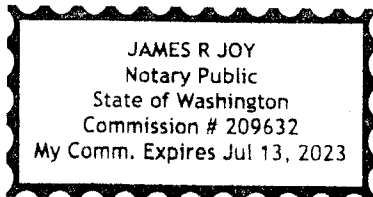
Section 27: NW $\frac{1}{4}$ SW $\frac{1}{4}$

Excepting therefrom all petroleum oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for and to drill, bore, recover and remove the same, as reserved by SOUTHERN PACIFIC LAND CO., in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

APN # 005-020-16 (+/- 40 Acres)

STATE OF WASHINGTON, COUNTY OF Pierce, ss:

This instrument was acknowledged before me on this 6 day of November,
2021 by Debra Phillips Sundberg.



Jim Joy
Notary Public
Signature of person taking acknowledgment

James Joy Notary public
Title (and Rank)

My commission expires 7/13/23

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-020-16

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

\$ 4,500⁰⁰

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 4500⁰⁰

Real Property Transfer Tax Due

\$ 17.55

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: Debra Phillips Sundberg Capacity: GRANTOR

11-6-2019

Signature: Mark Fontaine Capacity: GRANTEE

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

Print Name: Phillips Family Trust, Debra Sundberg

Address: 13916 230th Street Ct East

City: Graham

State: WA Zip: 98338

**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 #: 19054

Address: 3130 Balfour Rd. Suite D-144

City: Brentwood State: CA Zip: 94513

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED