

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV	2020-240053
RPTT:\$5.85 Rec:\$37.00	
\$42.85 Pgs=5	01/31/2020 08:00 AM
WESTERN OUTDOOR PROPERTIES, LLC	
LISA HOEHNE, CLERK RECORDER	

PARCEL NUMBER: 005-420-41
WHEN RECORDED RETURN TO:
Mark A. Fontaine
4659 Shetland Way
Antioch, California, 94531

WARRANTY DEED

THE GRANTOR(S),

- Wesley Moon, a single person,
- Linda Moon, a single person,

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. 201149, 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: 005-420-41

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

Grantor Signatures:

DATED: 1-28-2020

Wesley Moon

Wesley Moon
3317 Pheasant Crest Rd
Cool, California
95614

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Sacramento

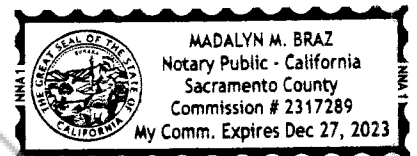
On 1/28/2020 before me, Madalyn M. Braz - Notary Public, personally appeared Wesley Moon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Madalyn M. Braz
Signature of Notary Public

(Notary Seal)



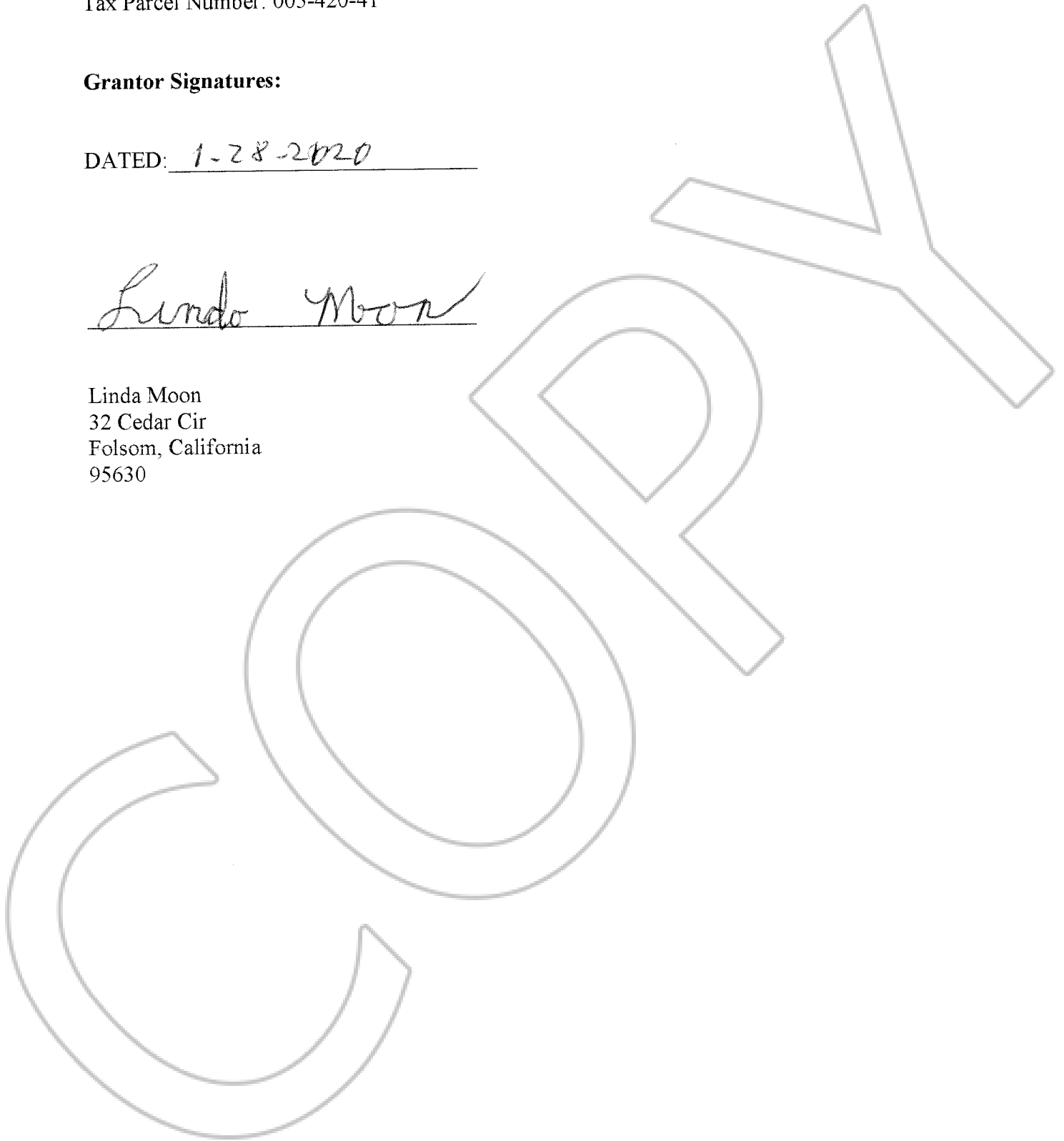
Tax Parcel Number: 005-420-41

Grantor Signatures:

DATED: 1-28-2020

Linda Moon

Linda Moon
32 Cedar Cir
Folsom, California
95630



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STATE OF CALIFORNIA
COUNTY OF Sacramento

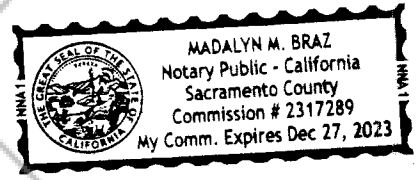
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Madalyn M. Braz
Signature of Notary Public

(Notary Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-420-41 _____
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 1425.00
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 1425.00
 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 Wesley Moon Capacity GRANTOR
 Signature Mark A. Fontaine Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Wesley Moon
 Address: 3317 Pheasant Crest Rd
 City: Cool
 State: CA Zip: 95614

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 #: 20019
 Address: 3130 BALFOUR RD. STE 0-144
 City: BRENTWOOD State: CA Zip: 94573