

EUREKA COUNTY, NV

2020-240502

RPTT:\$7.80 Rec:\$37.00

\$44.80

Pgs=4

05/26/2020 09:09 AM

WESTERN OUTDOOR PROPERTIES, LLC

LISA HOEHNE, CLERK RECORDER

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PARCEL NUMBER: 005-470-34
WHEN RECORDED RETURN TO:
Mark A. Fontaine
4659 Shetland Way
Antioch, California, 94531

WARRANTY DEED

THE GRANTOR(S),

- John F. Torres and Kathaleen M. Torres, a married couple,

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. 1993-145742, 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: 005-470-34

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

Grantor Signatures:

DATED: ²⁵⁺~~John~~ 05-19-2020

DATED: 5-19-2020

John F. Torres

Kathaleen M Torres

John F. Torres
1810 Verano Street
Sacramento, CA 95838

Kathaleen M. Torres
1810 Verano Street
Sacramento, CA 95838

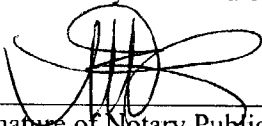
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Sacramento

On 5/19/2020 before me, Marisol Ozuna, Notary Public, personally appeared John F. Torres and Kathaleen M. Torres, 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.

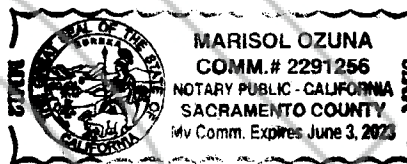
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

Township 29N, Range 48E, MDB&M

Section 33, SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

RESERVING UNTO GRANTOR, its successors and assigns, for roadway, transmission and utility purposes, a perimeter easement of thirty (30) feet in width measured inward from, and the interior boundry of said easement running parallel to, each of the exterior boundaries of the property herein described.

SUBJECT TO taxes for the present fiscal year, and subsequently; covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

RESERVING UNTO Grantor, its successors and assigns, all remaining mineral rights, of every kind and description.

RESERVING UNTO Grantor, its successors and assigns, all remaining geothermal rights, of every kind and description.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee and his heirs and assigns forever.

APN # 005-470-34 (+/- 10.70 Acres)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-470-34

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

\$ 2,000.00

Deed in Lieu of Foreclosure Only (value of property) (N/A)

Transfer Tax Value:

\$ 2,000.00

Real Property Transfer Tax Due

\$ 7.80

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 John F. & Kathaleen M. Torres Capacity GRANTOR

Signature Mark Fontaine Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John F. & Kathaleen M. Torres

Address: 1810 Verano Street

City: Sacramento

State: CA Zip: 95838

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 #: 20-088

Address: 3130 Balfour Rd. Suite D-144

City: Brentwood State: CA Zip: 94513

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED