

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PARCEL NUMBER: 005-010-42  
WHEN RECORDED RETURN TO:  
Mark A. Fontaine  
4659 Shetland Way  
Antioch, California, 94531

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**WARRANTY DEED**

THE GRANTOR(S),

- Brenier T. Fries Jr., a married man, as his sole and separate property
- Jennifer J. Fries, a single woman

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. 84260, 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. Grantor's spouse also to sign to release any dower rights and/or rights to community property and forfeits all interest whatsoever in which this Warranty Deed pertains to.

Tax Parcel Number: 005-010-42

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

**Grantor Signatures:**

DATED: 5/28/20

DATED: 5/28/20

Brenier T. Fries Jr.

Brenier T. Fries Jr.  
305 Stanton Avenue  
Terrace Park, OH 45174

Jennifer J. Fries

Jennifer J. Fries  
305 Stanton Avenue  
Terrace Park, OH 45174

**I Release all Interest and/or Community Property Rights:**

DATED: 5/28/20

Candace F. Fries

Candace F. Fries  
305 Stanton Avenue  
Terrace Park, OH 45174

STATE OF OHIO, COUNTY OF Hamilton, ss:

This instrument was acknowledged before me on this 28 day of May,  
2020 by Brenier T. Fries Jr., Candace F. Fries and Jennifer J. Fries.



**A. HESTER OLD SULLIVAN**  
Notary Public, State of Ohio  
My Commission Expires  
March 18, 2023

A. Hester Old Sullivan

Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 3/18/2023

**SCHEDULE A  
LEGAL DESCRIPTION OF REAL PROPERTY**

The Northwest quarter of the Northeast quarter of Section 13, Township 31 North, Range 48 East, M.D.B.M., as per Government Survey.

Subject to an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate, reserved by Crescent Valley Ranch & Farms, a Nevada Corporation.

Subject to taxes due not heretofore paid.

Subject to covenants, restrictions, reservations, easements, rights and/or rights of way of record.

APN # 005-010-42 (+/- 40.00 Acres)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-010-42

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

\$5,000.00

Deed in Lieu of Foreclosure Only (value of property)

( N/A )

Transfer Tax Value:

\$ 5,000.00

Real Property Transfer Tax Due

\$ 19.50

**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 \_\_\_\_\_

Capacity GRANTOR

Signature Mark Fontaine

Capacity GRANTEE

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

Print Name: Brenier T., Jr. & Jennifer J. Fries

Address: 305 Stanton Avenue

City: Terrace Park

State: OH Zip: 45174

**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 #: 20-090

Address: 3130 Balfour Rd, Suite D-144

City: Brentwood, CA

State: CA

Zip: 94513

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED