

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV

2020-241656

RPTT:\$5.85 Rec:\$37.00

\$42.85

Pgs=4

08/11/2020 04:08 PM

WESTERN OUTDOOR PROPERTIES, LLC

LISA HOEHNE, CLERK RECORDER

PARCEL NUMBER: 005-420-04
WHEN RECORDED RETURN TO:
Mark A. Fontaine
4659 Shetland Way
Antioch, California, 94531

WARRANTY DEED

THE GRANTOR(S),

- Gary S. Gaspar, a single person,
- Margit Gaspar, a single person,
- Stephen G. Gaspar, a married man, as his sole and separate property,

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. 140004, 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, their heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever. Grantor's wife 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: 005-420-04

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

Grantor Signatures:

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

DATED: 8/6/2020

DATED: 8/6/2020

Stephen G. Gaspar

Stephen G. Gaspar
6200 Seagirt Cir., Las Vegas, NV 89110

DATED: 8/6/2020

Monabel Castro Gaspar

Monabel Castro Gaspar
6200 Seagirt Cir., Las Vegas, NV 89110

Gary S. Gaspar

Gary S. Gaspar
4441 Ash Ave., Las Vegas, NV 89110

DATED: 8/6/2020

Margit Gaspar

Margit Gaspar
4441 Ash Ave., Las Vegas, NV 89110

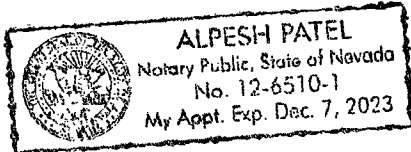
STATE OF NEVADA, COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 06 day of Aug,
2020 by Gary S. Gaspar, Margit Gaspar, Stephen G. Gaspar and Monabel Castro Gaspar.

Alpesh Patel

Notary Public

Signature of person taking acknowledgment



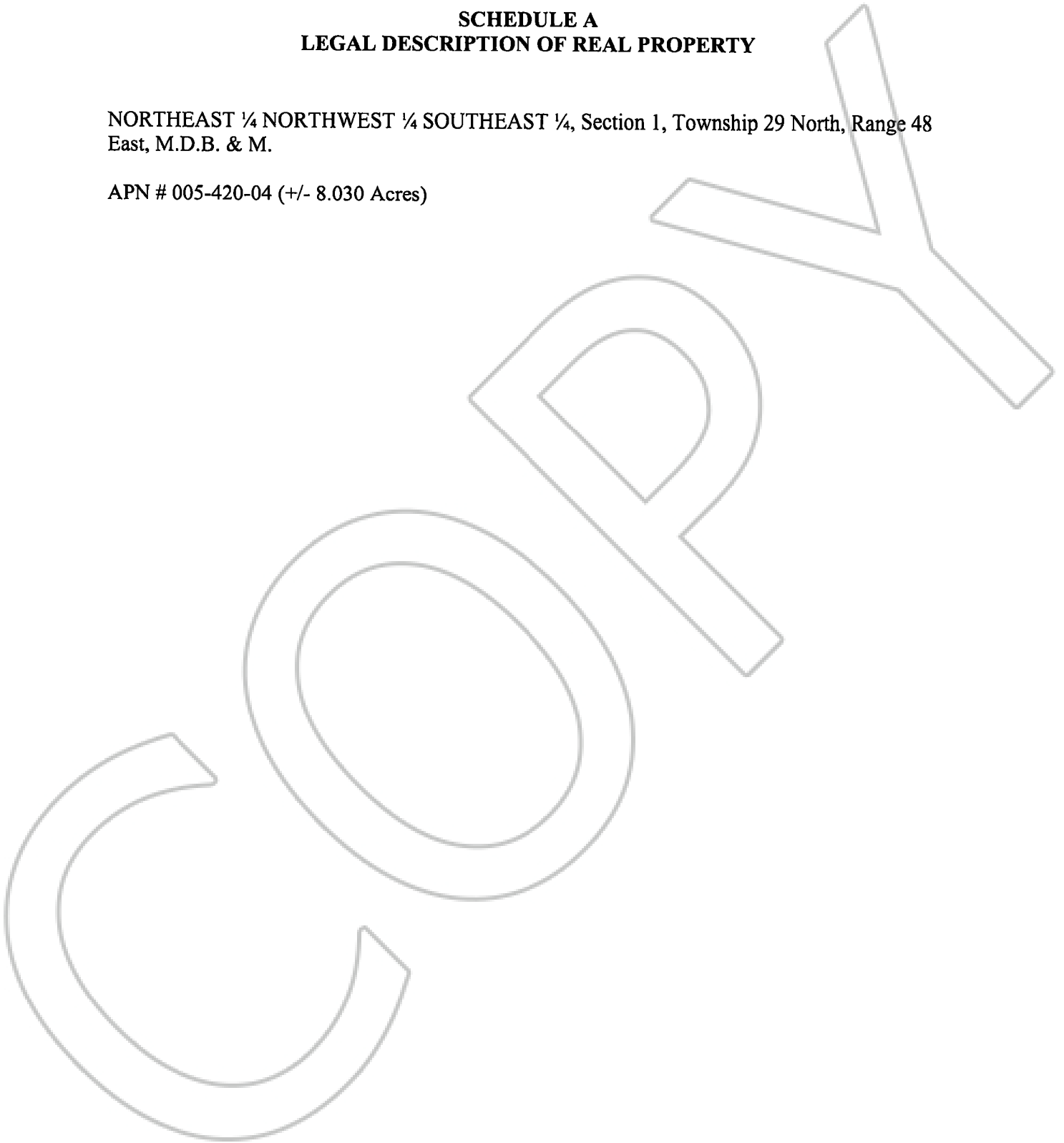
Title (and Rank)

My commission expires 12/07/2023

**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

NORTHEAST $\frac{1}{4}$ NORTHWEST $\frac{1}{4}$ SOUTHEAST $\frac{1}{4}$, Section 1, Township 29 North, Range 48
East, M.D.B. & M.

APN # 005-420-04 (+/- 8.030 Acres)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-420-04
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

\$1,500.00

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

Transfer Tax Value: \$ 1500.00

Real Property Transfer Tax Due \$ 5.25

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 Stephen Gaspar Capacity GRANTOR

Signature Mark Fontaine Capacity GRANTEE

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

Print Name: Stephen G. Gaspar
Address: 6200 Seagirt Cir.
City: Las Vegas
State: NV Zip: 89110

**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 #: 28150
Address: 3130 Balfour Rd, Suite D-144
City: Brentwood State: CA Zip: 94513

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED