

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV **2020-241865**  
RPTT:\$68.25 Rec:\$37.00  
\$105.25 Pgs=4 **09/01/2020 01:57 PM**  
WESTERN OUTDOOR PROPERTIES, LLC  
LISA HOEHNE, CLERK RECORDER

PARCEL NUMBER: 005-050-29  
WHEN RECORDED RETURN TO:  
David Gray and Kris Gray  
9728 Ben Kerns Road  
Klamath Falls, Oregon 97601

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### **SPECIAL WARRANTY DEED**

THE GRANTOR(S),

- Mark A. Fontaine, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

- David Gray and Kris Gray, as joint tenants with rights to survivorship, 9728 Ben Kerns Road, Klamath Falls, Oregon 97601,

the following described real estate, situated in the County of Eureka, State of Nevada:

Legal Description: See attached *Schedule A*

Description was obtained from the Eureka County Recorders Office.

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) the following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.
4. Covenant of Warranty: The Grantor guarantees to the Grantee and the Grantee's heirs, executors and administrators that they shall have full possession of the property and not be ejected from the premises.

Tax Parcel Number: 005-050-29  
Mail Tax Statements To:  
David Gray and Kris Gray  
9728 Ben Kerns Road  
Klamath Falls, Oregon 97601

**Grantor Signatures:**

DATED: 8-18-2020

Mark A. Fontaine

Mark A. Fontaine  
4659 Shetland Way  
Antioch, California, 94531

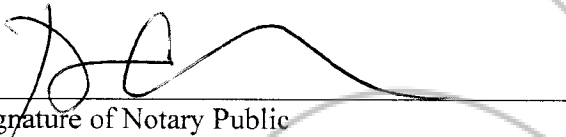
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

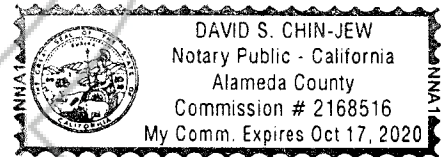
STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

On 8-18-2020 before me, DAVID S. CHIN-JEW, Notary Public, personally appeared Mark A. Fontaine, 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)

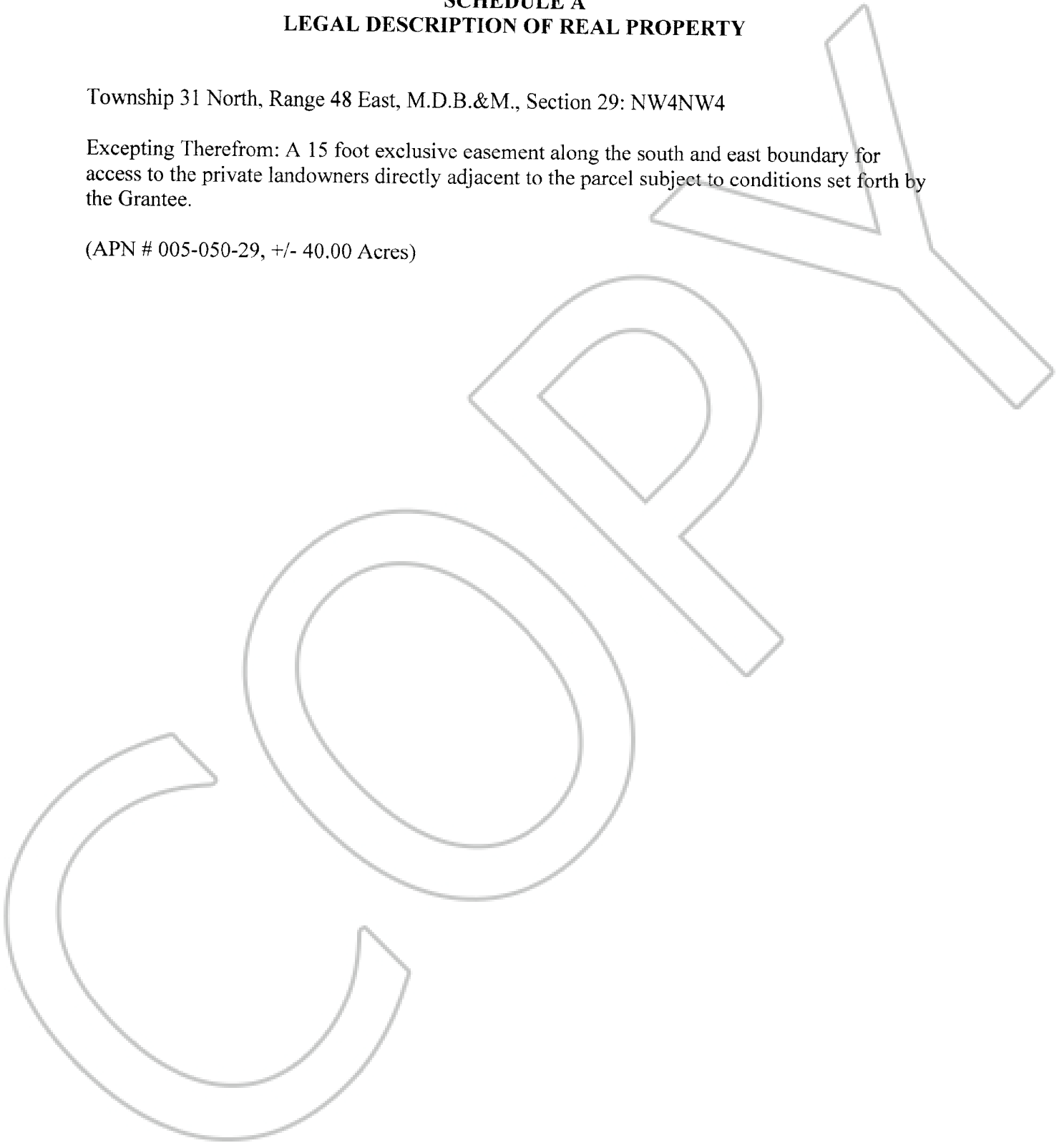


**SCHEDULE A  
LEGAL DESCRIPTION OF REAL PROPERTY**

Township 31 North, Range 48 East, M.D.B.&M., Section 29: NW4NW4

Excepting Therefrom: A 15 foot exclusive easement along the south and east boundary for access to the private landowners directly adjacent to the parcel subject to conditions set forth by the Grantee.

(APN # 005-050-29, +/- 40.00 Acres)



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

a) 005-050-29  
 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
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

**3. Total Value/Sales Price of Property:**

	<u>\$17,097.30</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$N/A</u>
Transfer Tax Value:	<u>\$17,097.30</u>
Real Property Transfer Tax Due:	<u>\$68.25</u>

**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 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 Mark A. Fontaine Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Mark Fontaine  
 Address: 4659 Shetland Way  
 City: Antioch  
 State: CA Zip: 94531

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: David Gray and Kris Gray  
 Address: 9728 Ben Kerns Road  
 City: Klamath Falls  
 State: OR Zip: 97601

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Outdoor Properties Escrow # 18-028  
 Address: 3130 Balfour Rd, Suite D-144  
 City: Brentwood State: CA Zip: 94513