

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV **2020-242086**
RPTT:\$17.55 Rec:\$37.00
\$54.55 Pgs=3 10/09/2020 12:01 PM
WESTERN OUTDOOR PROPERTIES, LLC
LISA HOEHNE, CLERK RECORDER

PARCEL NUMBER: 005-130-11
WHEN RECORDED RETURN TO:
Mark A. Fontaine
4659 Shetland Way
Antioch, California, 94531

GRANT, BARGAIN, SALE DEED

THE GRANTOR(S),

- Thomas G. Tormey and Alice Tormey, a married couple,

for and in consideration of: Ten Dollars (\$10.00) and other good and valuable consideration grants, bargains, sells, and conveys 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. 178209, 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.

Tax Parcel Number: 005-130-11

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

Grantor Signatures:

DATED: 10/9/2020

DATED: 10/9/2020

Thomas G. Tormey

Alice Tormey

Thomas G. Tormey
1281 Dartford Dr.
Tarpon Springs, FL 34688

Alice Tormey
1281 Dartford Dr.
Tarpon Springs, FL 34688

STATE OF FLORIDA, COUNTY OF PASCO, ss:

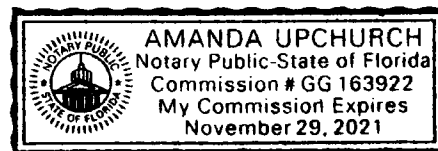
This instrument was acknowledged before me on this 9th day of OCTOBER,
2020 by Thomas G. Tormey and Alice Tormey.

Amelia Upchurch
Notary Public

Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 11/29/2021



SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

The Northeast quarter of the Northeast quarter (NE ¼ NE ¼) of Section 31: Township 31 North, Range 50 East of MDB&M.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in the under said land, as reserved by Southern Pacific Company in Deed recorded April 23, 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM fifty percent (50%) of all minerals, royalties, mineral rights, mineral deposits, oil and gas, and oil and gas rights, and coal, lying in and under said land, as reserved by Earl Edgar and Delores Edgar, his wife, in Deed recorded February 14, 1977, in Book 58, Page 277, and in Deed recorded June 27, 1977, in Book 60, Pages 45 and 47, Official Records, Eureka County, Nevada.

SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record in connection with either or both of the above parcels.

TOGETHER with any and all buildings and improvements situate on either or both of the above parcels.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, in connection with either or both of the above parcels.

APN # 005-130-11 (+/- 40.00 Acres)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-130-11 _____
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

\$4,457.84

Deed in Lieu of Foreclosure Only (value of property)

(N/A _____)

Transfer Tax Value:

\$4,457.84

Real Property Transfer Tax Due

\$17.55

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: Thomas G. & Alice Tormey

Address: 1281 Dartford Dr.

City: Tarpon Springs

State: FL Zip 34688

**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, LLC Escrow #: 20-165

Address: 3130 Balfour Rd. Suite D-144

City: Brentwood State: CA Zip: 94513

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED