

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV **2021-243519**
RPTT:\$7.80 Rec:\$37.00
\$44.80 Pgs=4 **01/12/2021 08:20 AM**
WESTERN OUTDOOR PROPERTIES, LLC
LISA HOEHNE, CLERK RECORDER

PARCEL NUMBER: 005-700-02
WHEN RECORDED RETURN TO:
Mark A. Fontaine
3827 S Carson St.
Carson City, Nevada, 89701

WARRANTY DEED

THE GRANTOR(S),

- Miroslav Fojt, 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, 3827 S Carson St., Carson City, Nevada, 89701,

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. 185296, 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 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: 005-700-02

Mail Tax Statements To:
Mark A. Fontaine
3827 S Carson St.
Carson City, Nevada 89701

Grantor Signatures:

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

DATED: 1-9-2021

DATED: 1-9-2021

MIROSLAV FOJT

ADIELA CASTANO FOJT

Miroslav Fojt
537 Hallmark Ave
Lake Placid, FL 33852

Adiela Castano Fojt
537 Hallmark Ave
Lake Placid, FL 33852

STATE OF FLORIDA, COUNTY OF Highlands, ss:

This instrument was acknowledged before me on this 9 day of January,
2021 by Miroslav Fojt and Adiola Castano Fojt.



Fernando Ojeda
State of Florida
My Commission Expires 03/29/2021
Commission No. GG 88352

Fojt

Notary Public
Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 03/29/2021

physical presence

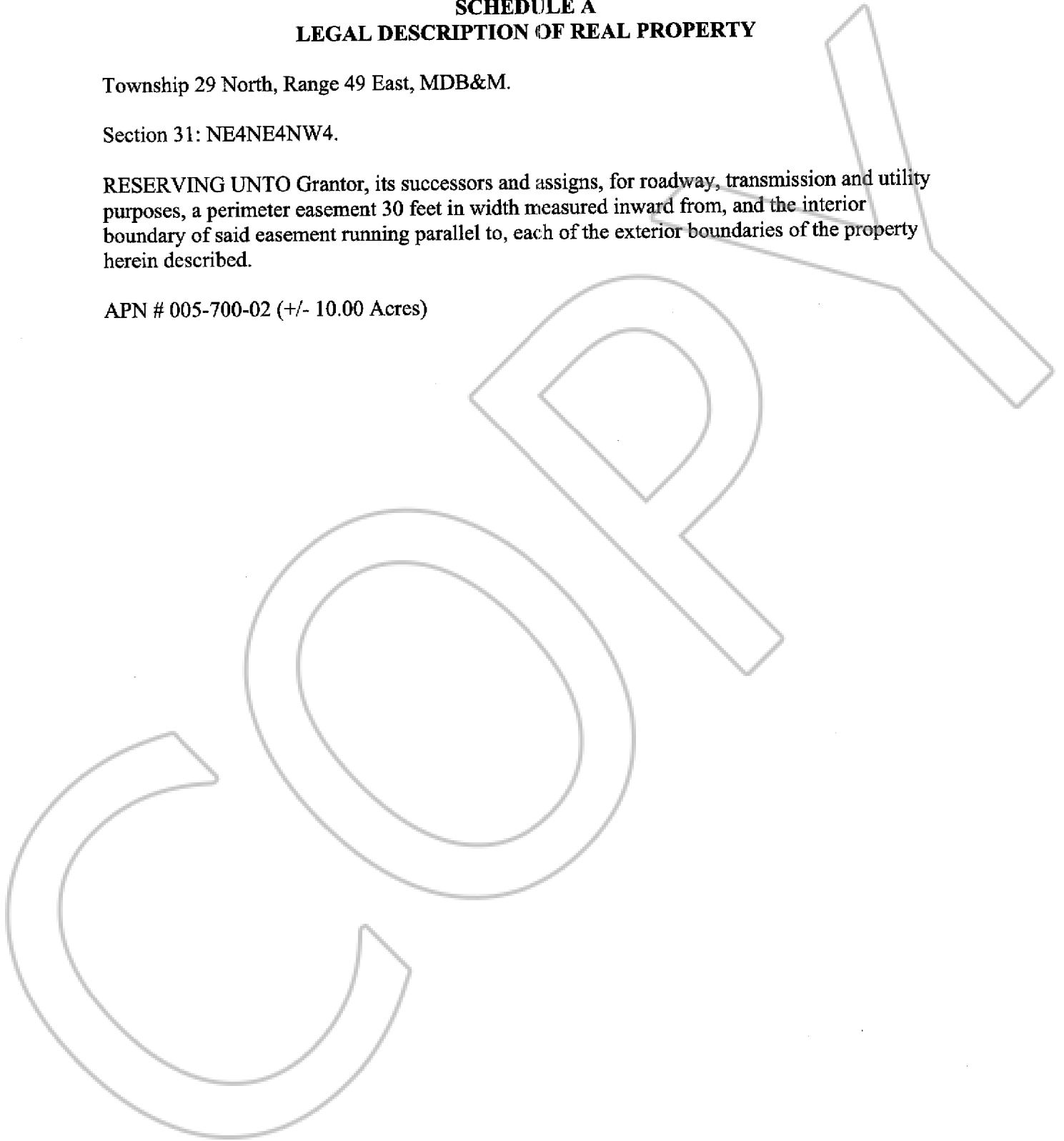
**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

Township 29 North, Range 49 East, MDB&M.

Section 31: NE4NE4NW4.

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

APN # 005-700-02 (+/- 10.00 Acres)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 005-700-02
 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>\$1,650.00</u> |
| Deed in Lieu of Foreclosure Only (value of property) | <u>\$N/A</u> |
| Transfer Tax Value: | <u>\$1,650.00</u> |
| Real Property Transfer Tax Due: | <u>\$7.80</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 _____ Capacity GRANTOR
 Signature Mark Fontaine Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Miroslav Fojt
 Address: 537 Hallmark Ave
 City: Lake Placid
 State: FL Zip: 33852

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Mark Fontaine
 Address: 3827 S Carson St.
 City: Carson City
 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Western Outdoor Properties, LLC Escrow # #21-002
 Address: 3827 S. Carson St.
 City: Carson City State: NV Zip: 89701