

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PARCEL NUMBER: 005-460-25  
WHEN RECORDED RETURN TO:  
Mark A. Fontaine  
3827 S. Carson St.  
Carson City, Nevada 89701

### WARRANTY DEED

THE GRANTOR(S),

- William Edwin Taylor, 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. 67969, 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: 005-460-25

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: 24 July 2021

DATED: 24 July 2021

William Edwin Taylor

William Edwin Taylor  
1220 Tangerine Dr.  
Saint Johns, FL32259

Gretchen Patricia Taylor

Gretchen Patricia Taylor  
1220 Tangerine Dr.  
Saint Johns, FL32259



STATE OF FLORIDA, COUNTY OF St Johns, ss:

This instrument was acknowledged before me on this 24 day of July,  
2021 by William Edwin Taylor and Gretchen Patricia Taylor.

Trevor A Drennan

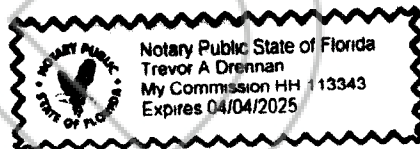
Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 04/04/2025





## **SCHEDULE A**

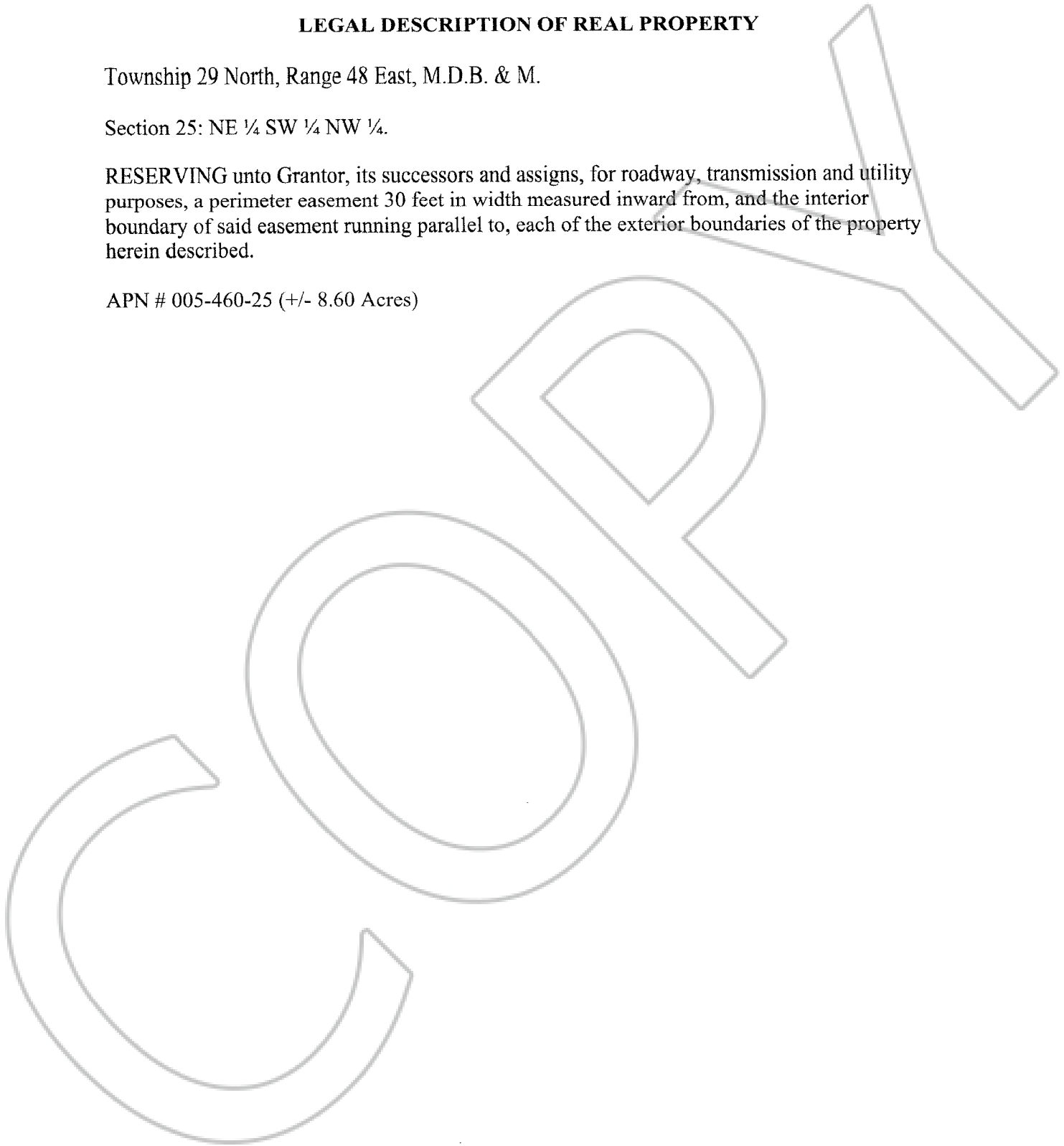
### **LEGAL DESCRIPTION OF REAL PROPERTY**

Township 29 North, Range 48 East, M.D.B. & M.

Section 25: NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ .

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 # 005-460-25 (+/- 8.60 Acres)





# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

a) 005-460-25  
b)  
c)  
d)

## 2. Type of Property:

a) ☒ Vacant Land  
c) ☐ Condo/Twnhse  
e) ☐ Apt. Bldg.  
g) ☐ Agricultural  
i) ☐ Other  
b) ☐ Single Fam Res.  
d) ☐ 2-4 Plex  
f) ☐ Comm'l/Ind'l  
h) ☐ Mobile Home

### FOR RECORDERS OPTIONAL USE ONLY

Notes:

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

Deed in Lieu of Foreclosure Only (value of property) \$3,000.00  
Transfer Tax Value: \$2,300.00  
Real Property Transfer Tax Due: \$11.70

## 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 William Edwin Taylor Capacity GRANTOR

Signature Mark A. Fontaine Capacity GRANTEE

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: William Edwin Taylor  
Address: 1220 Tangerine Dr.  
City: Saint Johns  
State: FL Zip: 32259

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Mark A. 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 Escrow # 21010  
Address: 3827 S. CARSON ST  
City: CARSON CITY State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)