

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV  
RPTT:\$39.00 Rec:\$37.00  
\$76.00 Pgs=4  
WESTERN OUTDOOR PROPERTIES, LLC  
LISA HOEHNE, CLERK RECORDER

**2022-247765**  
**01/25/2022 10:15 AM**

PARCEL NUMBER: 005-470-34  
WHEN RECORDED RETURN TO:  
Kevin C. Henry Jr.  
5433 Sycuan Rd.  
El Cajon, California 92019

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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):

- Kevin C. Henry Jr., 5433 Sycuan Rd., El Cajon, California 92019,

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 Records 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: 005-470-34  
Mail Tax Statements To:  
Kevin C. Henry Jr.  
5433 Sycuan Rd.  
El Cajon, California 92019

**Grantor Signatures:**

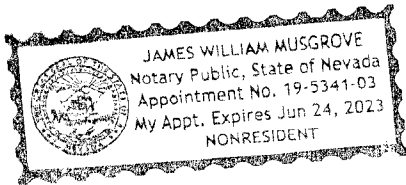
DATED: 1-24-2022

Mark A. Fontaine

Mark A. Fontaine  
3827 S. Carson St.  
Carson City, Nevada, 89701

STATE OF NEVADA, COUNTY OF CARSON CITY, ss:

This instrument was acknowledged before me on this 24 day of January,  
2022 by Mark A. Fontaine.



James M

Notary Public

Signature of person taking acknowledgment

Overseer - Notary

Title (and Rank)

My commission expires 06/24/23

**SCHEDULE A  
LEGAL DESCRIPTION OF REAL PROPERTY**

Township 29N, Range 48E, MDB&M.

Section 33, SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ .

RESERVING UNTO GRANTOR, its successors and assigns, for roadway, transmission and utility purposes, a perimeter easement of thirty (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.

SUBJECT TO taxes for the present fiscal year, and subsequently; covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

RESERVING UNTO Grantor, its successors and assigns, all remaining mineral rights, of every kind and description.

RESERVING UNTO Grantor, its successors and assigns, all remaining geothermal rights, of every kind and description.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee and his heirs and assigns forever.

(APN # 005-470-34, +/- 10.70 Acres)

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

a) 005-470-34  
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  
i) ☐ Other

### FOR RECORDERS OPTIONAL USE ONLY

Notes: \_\_\_\_\_

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

Deed in Lieu of Foreclosure Only (value of property) \$9,997.00  
Transfer Tax Value: \$0  
Real Property Transfer Tax Due: \$9,997.00

## 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 A. Fontaine  
Address: 3827 S Carson St.  
City: Carson City  
State: NV Zip: 89701

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Kevin C. Henry Jr.  
Address: 5433 Sycuan Rd.  
City: El Cajon  
State: CA Zip: 92019

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Outdoor Properties, LLC Escrow # 20088  
Address: 3827 S. Carson St.  
City: Carson City, NV 89701 State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)