

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV **2023-250781**
RPTT:\$44.85 Rec:\$37.00
\$81.85 Pgs=4 **07/07/2023 01:51 PM**
WESTERN OUTDOOR PROPERTIES, LLC
KATHERINE J. BOWLING, CLERK RECORDER

PARCEL NUMBER: 005-460-25
WHEN RECORDED RETURN TO:
Sue Lavisia Leah Jonnie Dean and Michael Edward McGee and Fern Mazoti Lotus Harle Godwin
15405 E. Jahant Rd.
Acampo, California 95220

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):

- Sue Lavisia Leah Jonnie Dean and Michael Edward McGee and Fern Mazoti Lotus Harle Godwin, as joint tenants with rights to survivorship, 15405 E. Jahant Rd., Acampo, California 95220,

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: 005-460-25

Mail Tax Statements To:

Sue Lavisia Leah Jonnie Dean and Michael Edward McGee and Fern Mazoti Lotus Harle Godwin
15405 E. Jahant Rd.

Acampo, California 95220

Grantor Signatures:

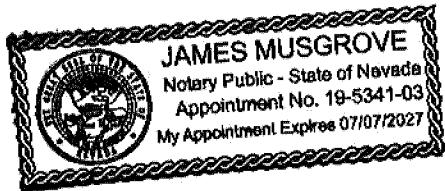
DATED: 7-7-2023

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 7th day of JULY,
2023 by Mark A. Fontaine.



James Musgrove

Notary Public

Signature of person taking acknowledgment

Debra W. Witz
Title (and Rank)

My commission expires 07/07/27

COPIES

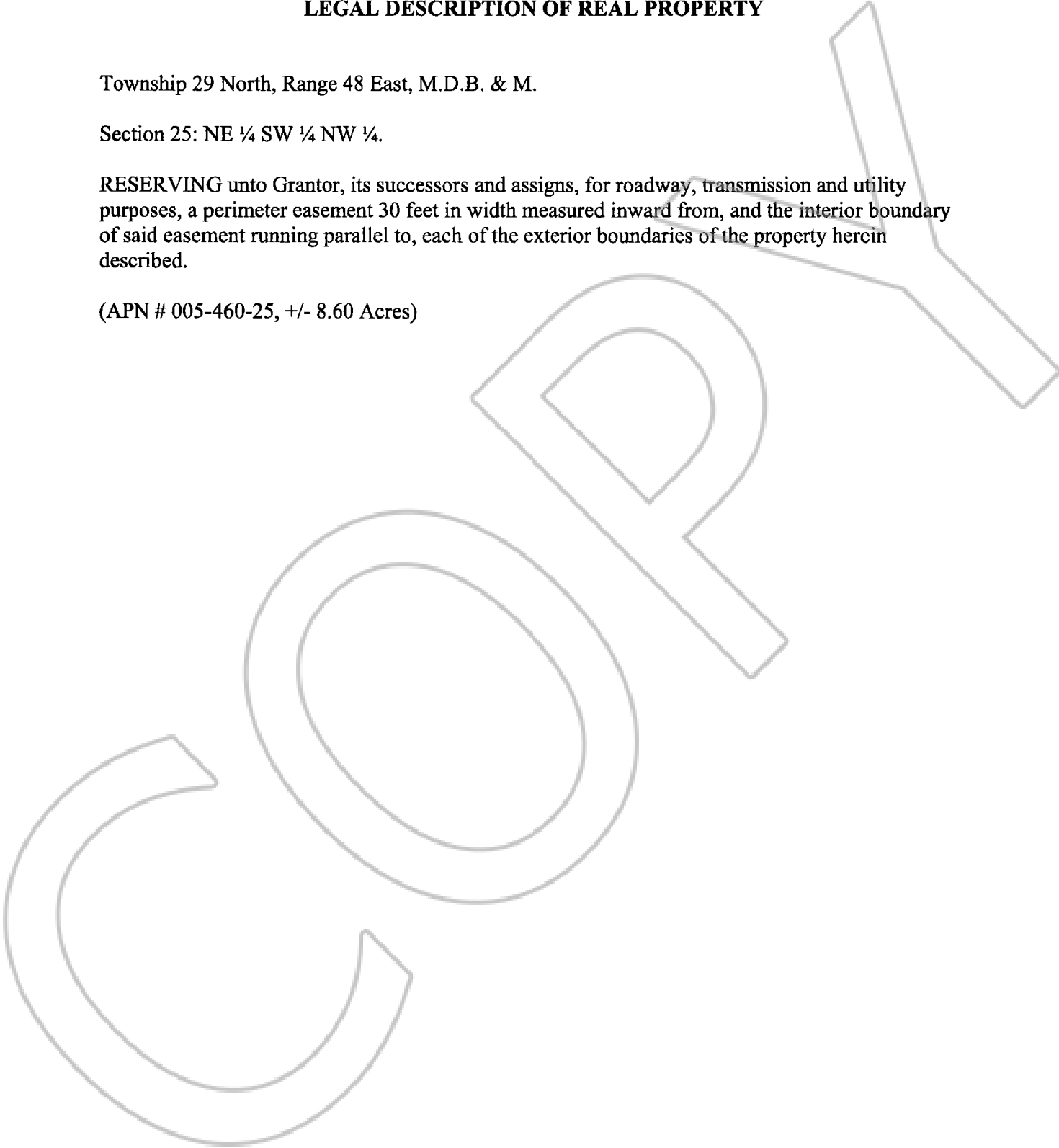
**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

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

Section 25: NE ¼ SW ¼ NW ¼.

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) <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>\$11,047.45</u> |
| Deed in Lieu of Foreclosure Only (value of property) | <u>\$ 0</u> |
| Transfer Tax Value: | <u>\$11,047.45</u> |
| Real Property Transfer Tax Due: | <u>\$ 44.85</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 A. Fontaine
 Address: 3827 S Carson St.
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sue Laviscia Leah Jonnie Dean and Michael Ed
 Address: 15405 E. Jahant Rd.
 City: Acampo
 State: CA Zip: 95220

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Western Outdoor Properties, LLC Escrow # 21086
 Address: 3827 S. Carson St.
 City: Carson City State: NV Zip: 89701