

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV  
RPTT:\$46.80 Rec:\$37.00  
\$83.80 Pgs=4  
WESTERN OUTDOOR PROPERTIES, LLC  
KATHERINE J. BOWLING, CLERK RECORDER

**2023-251237**

**10/25/2023 02:09 PM**

PARCEL NUMBER: 005-700-02  
WHEN RECORDED RETURN TO:  
Landon Barker  
1481 Stanford Street  
Layton, Utah 84041

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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):

- Landon Barker, 1481 Stanford Street, Layton, Utah 84041,

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 Recorders 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: 005-700-02  
Mail Tax Statements To:  
Landon Barker  
1481 Stanford Street  
Layton, Utah 84041

**Grantor Signatures:**

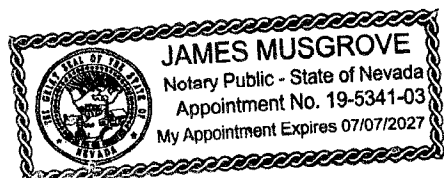
DATED: 10-24-23

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 October,  
2023 by Mark A. Fontaine.



James William Musgrove  
Notary Public  
Signature of person taking acknowledgment

Overseer - Notary  
Title (and Rank)

My commission expires 07/07/27

**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:

Deed in Lieu of Foreclosure Only (value of property) \$11,697.30  
Transfer Tax Value: \$6  
Real Property Transfer Tax Due: \$11,697.30  
\$46.80

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section N/A  
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      BUYER (GRANTEE) INFORMATION

(REQUIRED)

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

(REQUIRED)

Print Name: Landon Barker  
Address: 1481 Stanford Street  
City: Layton  
State: UT Zip: 84041

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Outdoor Properties, LLC Escrow # 21002  
Address: 3827 S. Carson St.  
City: Carson City State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)