

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV
RPTT:\$3.90 Rec:\$37.00
\$40.90 Pgs=4
WESTERN OUTDOOR PROPERTIES, LLC
KATHERINE J. BOWLING, CLERK RECORDER

2025-254597

05/28/2025 10:33 AM

PARCEL NUMBERS: 005-420-12
WHEN RECORDED RETURN TO:
Mark A. Fontaine
3827 S. Carson St.
Carson City, Nevada 89701

WARRANTY DEED

THE GRANTOR(S),

- The Ferreira Living Trust dated February 20, 2019, Thomas Allen Ferreira and Jennifer Allison Ferreira, Trustees,

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 Documents No. 2019-238278, 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, their heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Numbers: 005-420-12

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

Grantor Signatures:

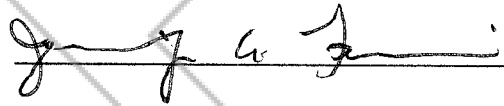
DATED: May 15th 2025



Thomas Allen Ferreira, Co-Trustee on behalf of

The Ferreira Living Trust
Dated February 20, 2019
24630 Broadmore Ave.
Hayward, CA 94544

DATED: May 15, 2025



Jennifer Allison Ferreira, Co-Trustee on behalf of

The Ferreira Living Trust
Dated February 20, 2019
24630 Broadmore Ave.
Hayward, CA 94544

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

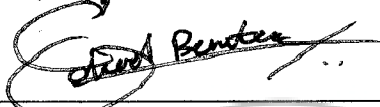
STATE OF CALIFORNIA

COUNTY OF Alameda

On 08-15-2028 before me, Edward Benitez Garcia ^{-Notary Public}, personally appeared Thomas Allen Ferreira and Jennifer Allison Ferreira, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

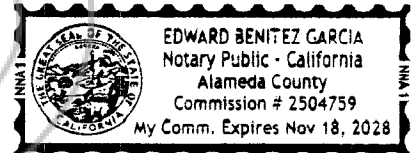
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



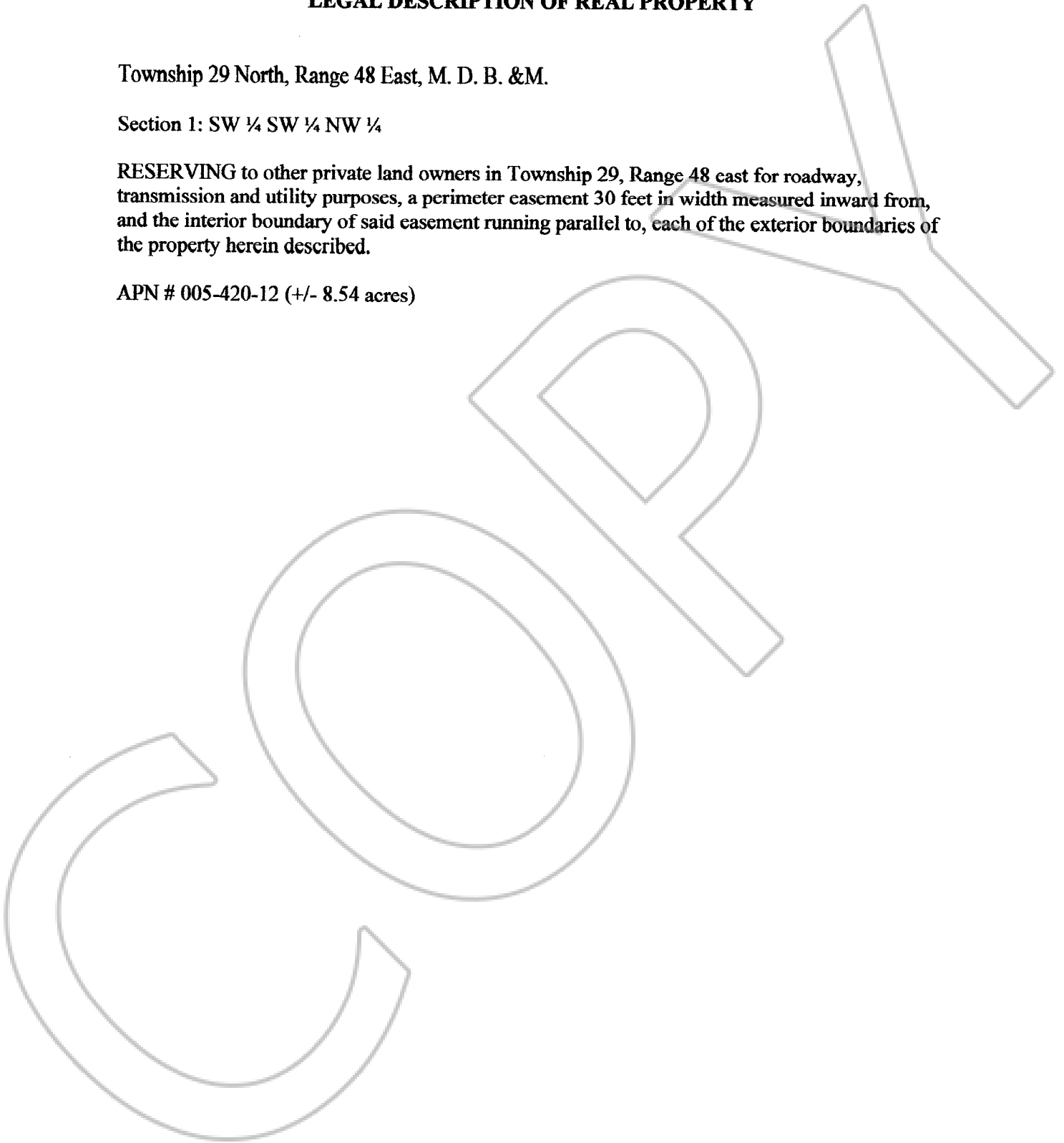
**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

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

Section 1: SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$

RESERVING to other private land owners in Township 29, Range 48 east 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 # 005-420-12 (+/- 8.54 acres)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 005-420-12
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) \$1,000.00
Transfer Tax Value: \$0
Real Property Transfer Tax Due: \$1,000.00
\$3.90

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 _____ Capacity GRANTOR

Signature Mark A. Fontaine Capacity GRANTEE

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Ferreira Living Trust
Address: 24630 Broadmore Ave.
City: Hayward
State: CA Zip: 94544

(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, LLC Escrow # 25-TBD001
Address: 3827 S. Carson St.
City: Carson City State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)