

DOUGLAS COUNTY, NV
RPTT:\$752.70 Rec:\$15.00
\$767.70 Pgs=2 03/13/2017 12:31 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Poker Brown, LLC, a Delaware Limited Liability
Company

6770 S. McCarran Blvd #202

Reno, NV 89509

MAIL TAX STATEMENTS TO:
Poker Brown, LLC, a Delaware Limited Liability
Company
6770 S. McCarran Blvd #202

Reno, NV 89509

Escrow No. 1700926-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-16-810-079
R.P.T.T. \$ 752.70

SPACE ABOVE FOR RECORDER'S USE ONLY

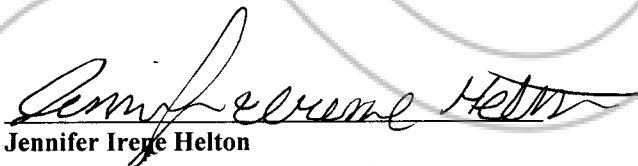
GRANT, BARGAIN, SALE DEED

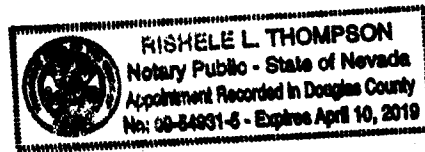
THIS INDENTURE WITNESSETH: That Jennifer Irene Helton, an unmarried woman as her sole and separate proerty

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Poker Brown, LLC, a Delaware Limited Liability Company

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Jennifer Irene Helton

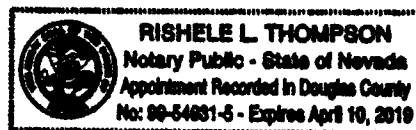


STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , March 8th, 2017 by Jennifer Irene Helton


NOTARY PUBLIC



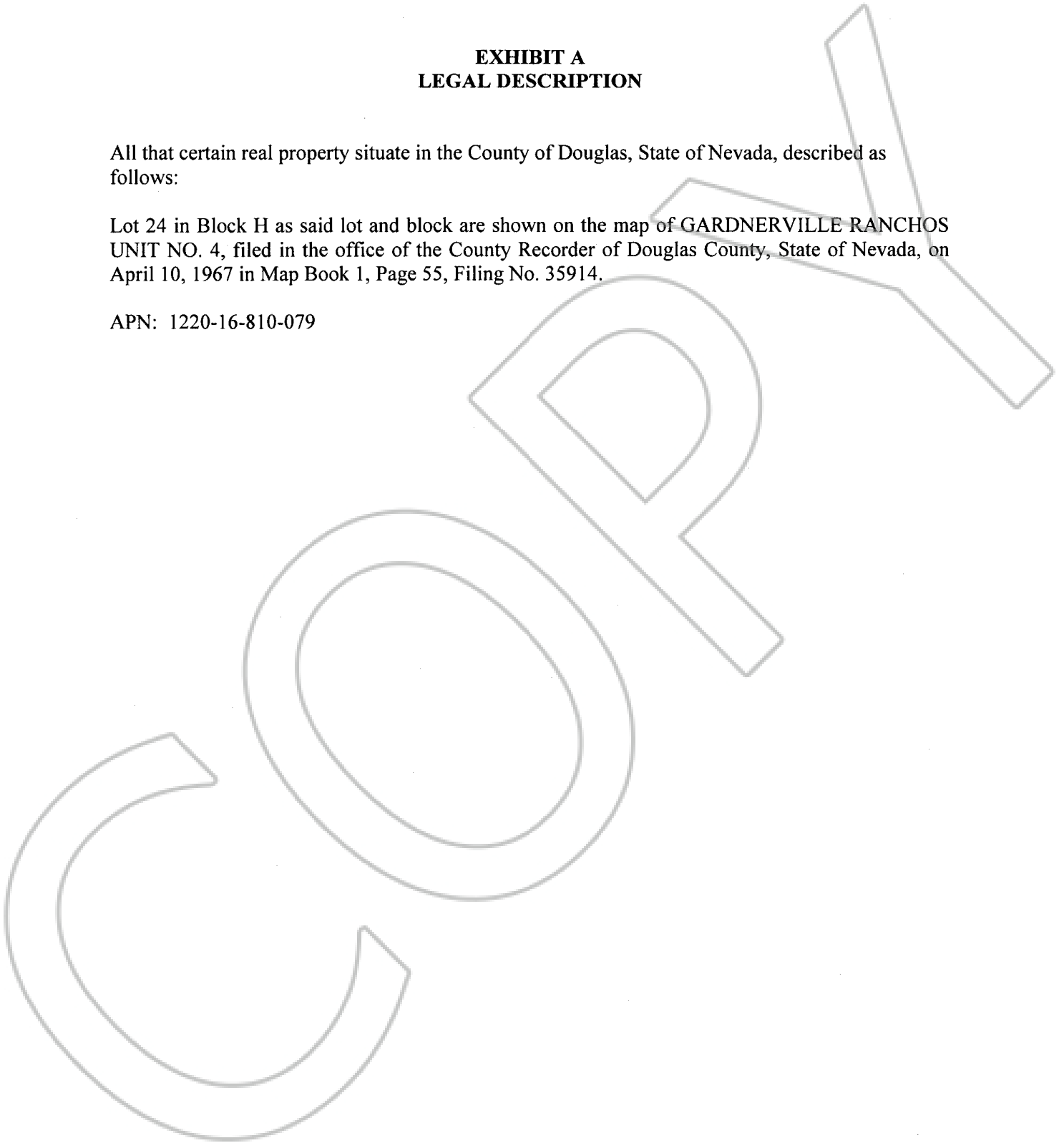
Escrow No. 1700926-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 24 in Block H as said lot and block are shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967 in Map Book 1, Page 55, Filing No. 35914.

APN: 1220-16-810-079



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-16-810-079
- 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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$192,600.00
 \$ _____
 Transfer Tax Value \$192,600.00
 Real Property Transfer Tax Due: \$ 752.70

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 parties agree that 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 Jennifer Irene Helton Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jennifer Irene Helton

Print Name: Poker Brown, LLC, a Delaware Limited Liability Company

Address: 1400 Langley Drive
Gardnerville, NV 89460

Address: 6770 S. McCarran Blvd #202
Reno, NV 89509

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700926-RLT

Address: 1483 Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410