

DOUGLAS COUNTY, NV

2017-897380

RPTT:\$702.00 Rec:\$16.00

\$718.00 Pgs=3

04/17/2017 02:30 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-07-717-016

RPTT: \$702.00

Recording Requested By:

Western Title Company

Escrow No.: 087648-CAL

When Recorded Mail To:

Poker Brown, LLC

6770 S. McCarran Blvd #202

Reno, NV 89509

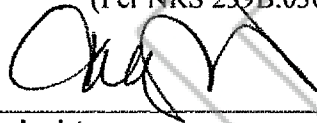
Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Carrie Lindquist

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Shirley M. Marrs, as Trustee of Shirley M. Marrs Revocable Trust, dated August 3, 2015

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Poker Brown, LLC, a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

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

Lot 10 in Block C, as shown on the filed map of HIGHLAND ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1978, as Document No. 20213.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/14/2017

Shirley M. Marrs Revocable Trust, dated August 3, 2015

By Shirley M. Marrs, Trustee

Shirley Marrs

STATE OF Nevada

COUNTY OF Carson City

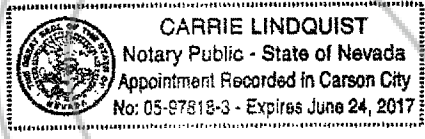
} ss

This instrument was acknowledged before me on
April 12, 2017

By Shirley M. Marrs

Carrie Lindquist

Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-07-717-016

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$180,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$180,000.00
 Real Property Transfer Tax Due: \$702.00

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 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 Kayla Jackson Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Shirley M. Marrs Revocable Trust, dated August 3, 2015
 Address: 2861 Mountain Street
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Poker Brown, LLC
 Address: 6770 S. McCarran Blvd #202
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
 2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 087648-CAL