

DOUGLAS COUNTY, NV

2017-899387

RPTT:\$780.00 Rec:\$16.00

\$796.00 Pgs=3

05/31/2017 02:54 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

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

6770 McCarren Blvd #202

Reno, NV 89509

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

Reno, NV 89509

Escrow No. 1702223-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.: 1220-22-410-197

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 780.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bryan R. Buchanan, a married man as his sole and separate
property

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.

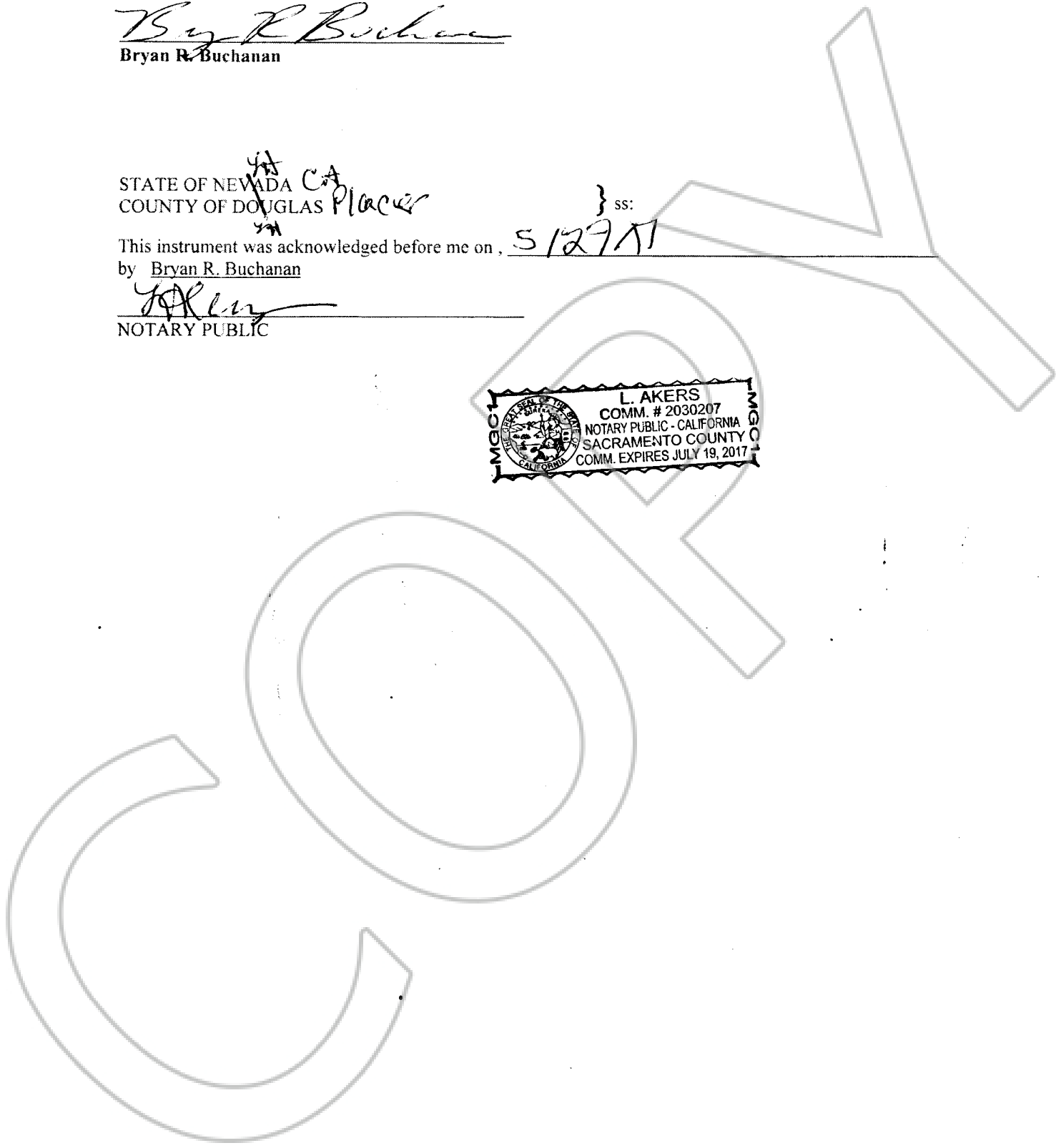
Bryan R. Buchanan
Bryan R. Buchanan

STATE OF NEVADA ^{4A} CA
COUNTY OF DOUGLAS ^{2A} Placer

} ss:
5/29/11

This instrument was acknowledged before me on ,

by Bryan R. Buchanan
J. Akers
NOTARY PUBLIC



Escrow No. 1702223-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 806 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

APN: 1220-22-410-197

DRAFT

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-22-410-197
 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. a. Total Value/Sales Price of Property: \$ 200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 200,000.00
 d. Real Property Transfer Tax Due: \$ 780.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 Bryan R. Buchanan Capacity seller/grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Bryan R. Buchanan
 Address: 2276 Greatfield Road
 City: Roseville
 State: CA Zip: 95747

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Poker Brown, LLC, a Delaware Limited Liability Company
 Address: 6770 McCarren Blvd #202
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01702223-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED