

DOUGLAS COUNTY, NV

2017-900767

RPTT:\$1033.50 Rec:\$16.00

\$1,049.50 Pgs=3

06/29/2017 01:51 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-16-810-079

RPTT: \$1,033.50

Recording Requested By:

Western Title Company

Escrow No.: 089202-CKL

When Recorded Mail To:

Michael Nold

3258 S. Illinois Ave

Milwaukee, Wi. 53207

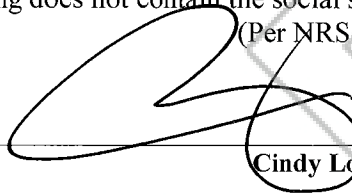
Mail Tax Statements to: (deeds only)

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



Cindy Locker/EO

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,

Poker Brown, LLC, a Delaware limited liability company

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

Michael Nold, an unmarried man

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

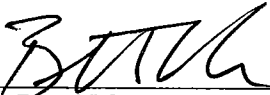
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 24, in Block H, as 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, Document No. 35914, Official Records.

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

Dated: 06/28/2017

Poker Brown, LLC


By Brett Nelson, Manager

STATE OF Nevada

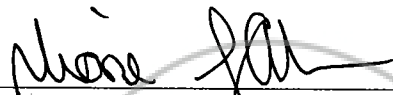
COUNTY OF Washoe

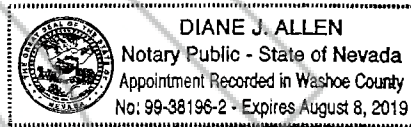
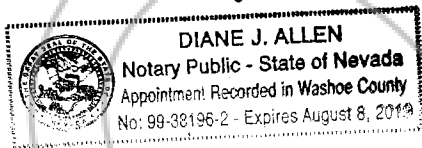
This instrument was acknowledged before me on

June 22, 2017

} ss

By Brett Nelson.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-16-810-079

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: \$264,900.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$264,900.00
 Real Property Transfer Tax Due: \$1,033.50

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 _____ Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Poker Brown , LLC, a Delaware limited liability company
Address: 6770 South McCarran Blvd., # 202
City: Reno
State: NV **Zip:** 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Michael Nold
Address: 3258 S. Illinois Ave
City: Milwaukee
State: WI **Zip:** 53207

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: McCarran Branch
 6774 So. McCarran Blvd. Suite 102A
City/State/Zip: Reno, NV 89509

Esc. #: 089202-CKL