

DOUGLAS COUNTY, NV

2017-902338

RPTT:\$624.00 Rec:\$16.00

\$640.00 Pgs=3

08/04/2017 02:08 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-07-411-005

RPTT: \$ 624.00

Recording Requested By:  
Western Title Company

Escrow No.: 089796-CAL

When Recorded Mail To:

Gerardo Magallon, Jr.

3429 Basalt Drive

Carson City, NV 89705

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,

Poker Brown, LLC, a Delaware limited liability company

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

Gerardo Magallon, Jr., an unmarried man

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 43, of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on December 27, 1972, in Book 1272, Page 690, as Document No. 63503.

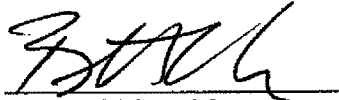
TOGETHER WITH an undivided 1/83 interest in and to all the common area, shown as Parcel "A" as set forth on said Subdivision Map.

EXCEPTING THEREFROM all minerals and mineral rights and water and water rights.

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

Dated: 08/04/2017

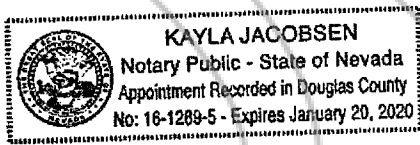
Poker Brown, LLC.

  
By Brett Nelson, Manager

STATE OF Nevada } ss  
COUNTY OF Carson City  
This instrument was acknowledged before me on  
8/4/17

By Brett Nelson.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-07-411-005

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: \$160,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$160,000.00  
 Real Property Transfer Tax Due: \$624.00

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 Gerardo Magallon Capacity grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

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

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Gerardo Magallon, Jr.  
 Address: 3429 Basalt Drive  
 City: Carson City  
 State: NV Zip: 89705

**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. #: 089796-CAL