

DOUGLAS COUNTY, NV

**2017-902976**

RPTT:\$858.00 Rec:\$16.00

\$874.00 Pgs=3

08/21/2017 03:22 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1420-07-113-029

RPTT: 858.00

Recording Requested By:

Western Title Company

Escrow No.: 089589-JMS

When Recorded Mail To:

Poker Brown, LLC

6770 S. McCarran Blvd., Suite 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

  
\_\_\_\_\_  
J. SUNDSTROM, 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,

Angela E. Bongi, A SINGLE WOMAN

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 42 in Block J of VALLEY VISTA ESTATES I, PHASE 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1995, in Book 695, Page 389, as Document No. 363386.

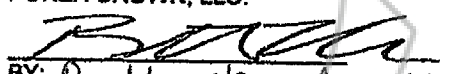
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 8/3/2017

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the short sale 8/21/2017 (based on the closing date). After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ 264,000.00 (120% of purchase price), until 90 days from short sale 8/21/2017 (based on the closing date) These restrictions shall run with the land and are not personal to the Grantee.

READ AND APPROVED BY

POKER BROWN, LLC.

  
BY: Brett Nelson, Manager

Angela Bongji  
Angela E. Bongji


STATE OF Nevada

COUNTY OF CARSON CITY } ss

This instrument was acknowledged before me on  
8/4/17

By Angela E. Bongji.

Kayla Jacobsen  
Notary Public

 KAYLA JACOBSEN  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 16-1269-5 - Expires January 20, 2020

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-07-113-029

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: \$220,000.00  
Deed in Lieu of Foreclosure Only (value of property) (  
Transfer Tax Value: \$220,000.00  
Real Property Transfer Tax Due: \$858.00

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Title Agent \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Angela E. Bong  
Address: 877 Valley Vista Drive  
City: Carson City  
State: NV Zip: 89705

Print Name: Poker Brown, LLC  
Address: 6770 S. McCarran Blvd., Suite 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: Kietzke Office  
5390 Kietzke Ln Suite 101  
City/State/Zip: Reno, NV 89511

Esc. #: 089589-JMS