

DOUGLAS COUNTY, NV **2017-906116**
RPTT:\$1267.50 Rec:\$35.00
\$1,302.50 Pgs=3 10/26/2017 01:52 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1420-07-113-029
RPTT: \$1267.50

Recording Requested By:
Western Title Company

Escrow No.: 092651-WLD

When Recorded Mail To:

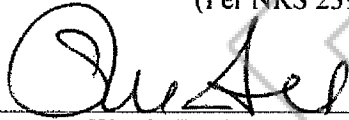
Johnny H. Kidd

877 Valley Vista
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



Wendy Dunbar

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 Nevada Limited Liability Company

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

Johnny H. Kidd, a widower

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:

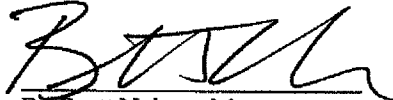
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 42 in Block J of VALLEY VISTA ESTATES 1, 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: 10/22/2017

Poker Brown, LLC


By Brett Nelson, Manager

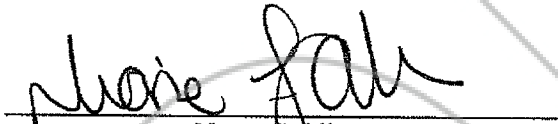
STATE OF Nevada


COUNTY OF Washoe } ss

This instrument was acknowledged before me on

October 23, 2017

By Brett Nelson.


Notary Public

 DIANE J. ALLEN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-38195-2 - Expires August 8, 2019

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: \$324,900.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$324,900.00
 Real Property Transfer Tax Due: \$1,267.50

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 Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Poker Brown, LLC
 Address: 6770 S. McCarran Blvd #202
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Johnny H. Kidd
 Address: 877 Valley Vista
 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: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 092651-WLD