

DOUGLAS COUNTY, NV

**2017-906724**

RPTT:\$663.00 Rec:\$35.00

\$698.00 Pgs=3

11/09/2017 01:17 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1420-07-817-045

RPTT: \$663.00

Recording Requested By:

Western Title Company

Escrow No.: 092818-CAL

When Recorded Mail To:

Linda J. Gheen

920 Vassar Street

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

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## 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

Linda J. Gheen, a widow

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:

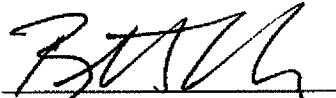
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 7, in Block B, as shown on the map of IMPALA MOBILE HOME ESTATES UNIT NO. 1, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on May 11, 1978, in Book 578, Page 708, as Document No. 20555.

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

Dated: 11/08/2017

Poker Brown LLC, a Delaware Limited Liability Company

  
By Brett Nelson, Manager

STATE OF Nevada } ss  
COUNTY OF Carson City  
This instrument was acknowledged before me on  
November 8, 2017

By Brett Nelson.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-07-817-045

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: \$170,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$170,000.00  
 Real Property Transfer Tax Due: \$663.00

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

5. Partial Interest: Percentage being transferred: 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 *CJM* Capacity *Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Poker Brown, LLC  
 Address: 6770 South McCarran Blvd, #202  
 City: Reno  
 State: NV Zip: 89509

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Linda J. Gheen  
 Address: 920 Vassar Street  
 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. #: 092818-CAL