

DOUGLAS COUNTY, NV

2018-908736

RPTT:\$526.50 Rec:\$35.00

\$561.50 Pgs=3

01/03/2018 03:39 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-07-411-008

RPTT: \$526.50

Recording Requested By:

Western Title Company

Escrow No.: 093542-KDJ

When Recorded Mail To:

Poker Brown, LLC, a Delaware

limited liability company

6770 S. McCarran Blvd., Ste. 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



Kayla Jacobsen

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,

Bonnie Bausch and Janet Van Hooser, Co-Administratrixes of The Estate of Erich Alvin Bausch, deceased pursuant to Order to Confirm Sale of Real Property filed in the Ninth Judicial District Court of The State of Nevada in and for the County of Douglas, Case #17-PB-0039

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

Poker Brown, LLC, a Delaware 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 46, 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 all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/28/2017

The Estate of Erich Alvin Bausch

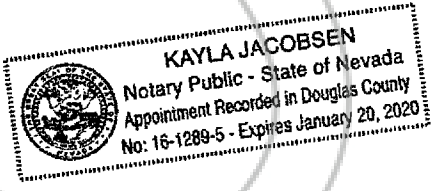
Bonnie Bausch Co-administratrix
Bonnie Bausch, Co-Administratrix

Janet Van Hooser Co-administratrix
Janet Van Hooser, Co-Administratrix

STATE OF Nevada } ss
COUNTY OF Cassia city }
This instrument was acknowledged before me on
1/2/18

By Bonnie Bausch and Janet Van Hooser.

Kayla Jacobsen
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-07-411-008

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: \$135,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$135,000.00
 Real Property Transfer Tax Due: \$526.50

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 [Handwritten Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The Estate of Erich Alvin Bausch
 Address: 3447 Tourmaline Way
 City: Carson City
 State: NV Zip: 89704

BUYER (GRANTEE) 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

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. #: 093542-KDJ