

DOUGLAS COUNTY, NV
RPTT:\$1365.00 Rec:\$35.00
\$1,400.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-910416

02/15/2018 08:35 AM

APN# : 1220-161-160-16

RPTT: 1,365.00

Recording Requested By:

Western Title Company

Escrow No.: 094411-DJA

When Recorded Mail To:

Vincent Sheehan and Joan M.

Sheehan

774 Saint Francis Drive

Novato, CA 94947

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



Diane J. Allen

Escrow Officer

Title

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

Vincent Sheehan and Joan M. Sheehan, Trustee(s) of the 2015 Sheehen Family Revocable Trust dated August 22, 2015

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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 16, as shown on the Final Map for HIDDEN CREEK, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 11, 1995, in Book 495, at Page 1452, as Document No. 359824.

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

Dated: 02/12/2018

Poker Brown, LLC



By Brett Nelson, Manager

STATE OF Nevada


COUNTY OF Washoe

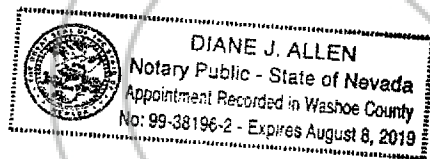
} ss

This instrument was acknowledged before me on

February 14, 2018

By Brett Nelson.



Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-161-160-16

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'/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: \$350,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$350,000.00
 Real Property Transfer Tax Due: 1,365.00

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 Vincent Sheehan Capacity Buyer
 Signature _____ Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

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

Print Name: Vincent Sheehan and Joan M. Sheehan
 Address: 774 Saint Francis Drive
 City: Novato
 State: CA Zip: 94947

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A
 City/State/Zip: Reno, NV 89509

Esc. #: 094411-DJA