

DOUGLAS COUNTY, NV
RPTT:\$1618.50 Rec:\$35.00
\$1,653.50 Pgs=3
04/10/2018 12:48 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-123-100-59

RPTT: \$1,618.50

Recording Requested By:

Western Title Company

Escrow No.: 092464-DJA

When Recorded Mail To:

Poker Brown, LLC, a Delaware

limited liability company

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



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,

Joyce L. Delgadillo, a married woman as her sole and separate property and Joyce Delgadillo, as Trustee of the Joyce Delgadillo Living Trust, UTD November 7, 2012

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 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:

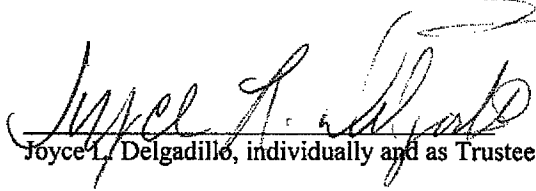
Lot 63, as shown on the map of PINENUT SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 11, 1963, in Book 1 of Maps as Document No. 22783.

***Grantee herein is prohibited from selling property within 30 days calendar days from closing and further prohibited from any resale of the property for 31-90 calendar days after closing for a gross sale price greater than 120 percent of the gross sales price of the short sales transaction**


Brett Nelson, Manager of Poker Brown, LLC

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

Dated: 04/05/2018


Joyce L. Delgadillo, individually and as Trustee

STATE OF NEVADA _____

COUNTY OF WASHOE _____

This instrument was acknowledged before me on

April 6, 2018.

By Joyce L. Delgadillo.



Notary Public



} ss

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-123-100-59

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: \$415,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$415,000.00
 Real Property Transfer Tax Due: \$1618.50

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 Seller
 Signature [Handwritten Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Joyce L. Delgadillo and Joyce Delgadillo Living Trust
 Address: 1811 Nelman Ave
 City: Gardner, NV
 State: NV Zip: 89415

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

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. #: 092464-DJA