

DOUGLAS COUNTY, NV
RPTT:\$1053.00 Rec:\$35.00
\$1,088.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-916034

06/25/2018 02:40 PM

APN# : 1420-181-130-89
RPTT: \$1,053.00

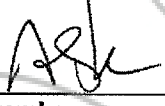
Recording Requested By:
Western Title Company
Escrow No.: 097597-ASK

When Recorded Mail To:
Michael D. Astle and Veronica Astle
906 Amador Circle
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 _____


A. Kromberg

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 Delaware limited liability company

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

Michael D. Astle and Veronica Astle, husband and wife as joint tenants

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:

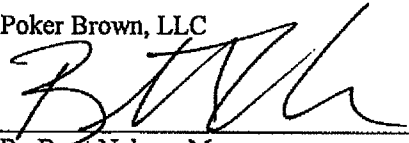
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 231 in Block D of SILVERADO HEIGHTS NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 20, 1979, in Book 679, Page 1486, as File No. 33717.

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

Dated: 06/12/2018

Poker Brown, LLC


By Brett Nelson, Manager

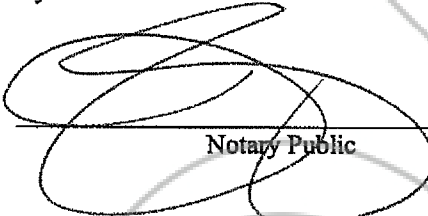
STATE OF NEVADA _____

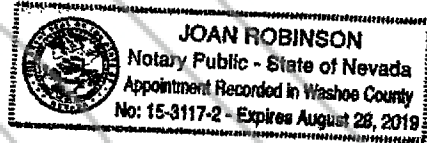
COUNTY OF WASHOE _____

This instrument was acknowledged before me on

6/25/18

By Brett Nelson.


Notary Public



} ss

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-181-130-89

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: \$269,900.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$269,900.00
Real Property Transfer Tax Due: \$1,053.00

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 Michael D. Astle Capacity GRANTEE
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

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

Print Name: Michael D. Astle and Veronica Astle
Address: 906 Amador Circle
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: South Kietzke Branch
5470 Kietzke Ln., Ste. 230
City/State/Zip: Reno, NV 89511

Esc. #: 097597-ASK