

APN#: 1220-22-210-159

RPTT: \$897.00

DOUGLAS COUNTY, NV

2018-919795

RPTT:\$897.00 Rec:\$35.00

\$932.00 Pgs=3

09/19/2018 09:36 AM

ETRCO

KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 099822-WLD

When Recorded Mail To:

Poker Brown, LLC, a Delaware

Limited Liability Company

6770 S McCarran Blvd #202

Reno, NV 89509

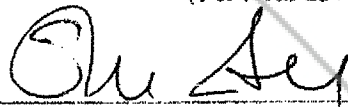
Mail Tax Statements to: (deeds only)

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



Wendy Dunbar

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.

Lynn Stephen, an unmarried woman

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 583, as shown on the map of ,GARDNERVILLE RANCHOS UNIT NO. 6 filed for record in the office of the County recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 09/14/2018

Lynn C. Stephen  
Lynn Stephen

STATE OF Missouri

COUNTY OF Barry

This instrument was acknowledged before me on

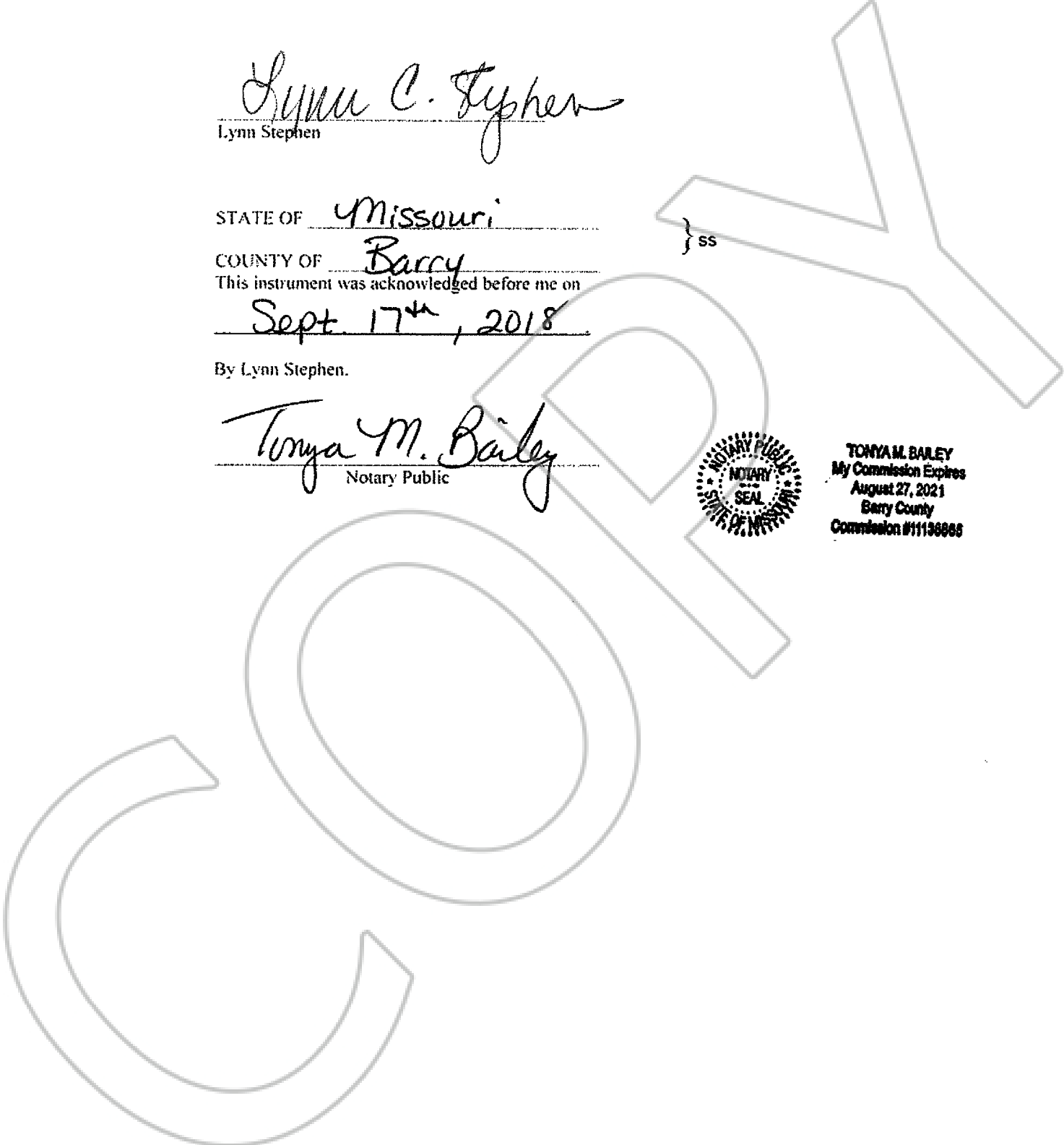
Sept. 17<sup>th</sup>, 2018

By Lynn Stephen.

Tonya M. Bailey  
Notary Public



TONYA M. BAILEY  
My Commission Expires  
August 27, 2021  
Barry County  
Commission #11190000



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-22-210-159

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$230,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$230,000.00  
 Real Property Transfer Tax Due: \$897.00

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 Lynn C. Stephen Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Lynn Stephen  
 Address: 17164 State Hwy 39  
 City: Aurora  
 State: MO Zip: 65605

Print Name: Poker Brown, LLC, a Delaware Limited Liability Company  
 Address: 6770 S McCarran Blvd #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: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 099822-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)