

DOUGLAS COUNTY, NV  
RPTT:\$1053.00 Rec:\$35.00  
\$1,088.00 Pgs=6  
TOIYABE TITLE  
KAREN ELLISON, RECORDER

2018-920558

10/05/2018 03:59 PM

APN: 1220-21-810-034

RPTT: \$1,053.00

Escrow No. LS-1810373

When Recorded Return to:

Poker Brown, LLC, a Delaware Limited Liability Company

6770 S. McCLARRAN BLVD  
RENO NV 89509

Mail Tax Statements to:

Grantee same as above, please.

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### Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Chantey Darling and Kenna Cooper, Personal Representatives of The Estate of Barbara E. Brogan

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Poker Brown, LLC, a Delaware Limited Liability Company

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this

4<sup>th</sup>

day of OCTOBER 2018

Chantey Darling and Kenna Cooper, Personal Representatives of The Estate of Barbara E. Brogan

**SIGNED IN COUNTERPART**

By: \_\_\_\_\_ Date: \_\_\_\_\_

Chantey Darling

By: Kenna Cooper Date: 10-4-18

Kenna Cooper

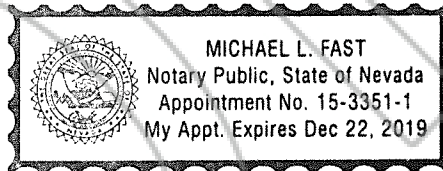
STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on 10/4/2018 by KENNA COOPER.

Michael L. Fast

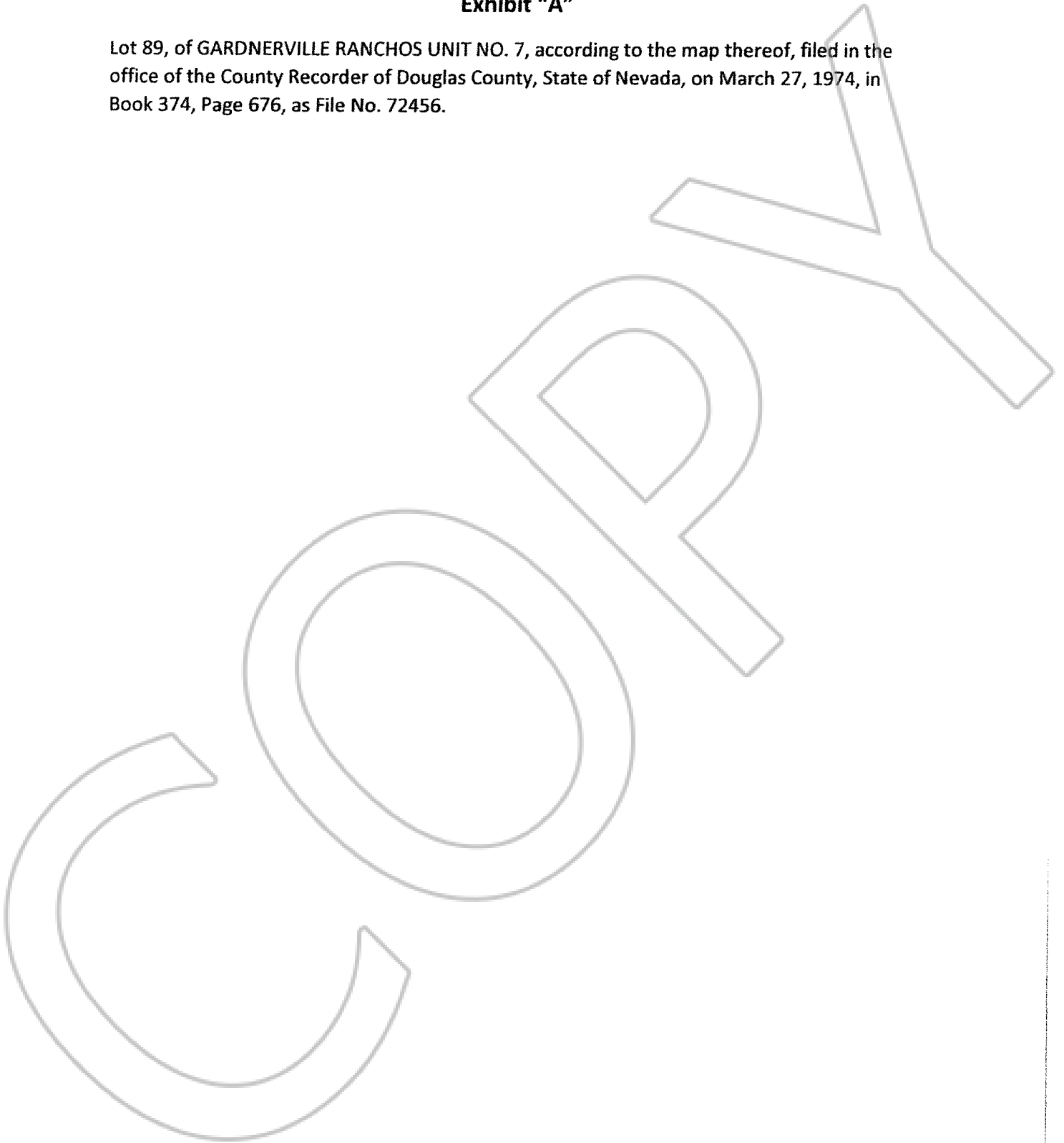
NOTARY PUBLIC



Signed in Counterpart

**Exhibit "A"**

Lot 89, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.



APN: 1220-21-810-034

RPTT: \$1,053.00

Escrow No. LS-1810373

When Recorded Return to:

Poker Brown, LLC, a Delaware Limited Liability Company

4770 S. MCCARRAN BLVD  
RENO NV 89509

Mail Tax Statements to: SAME AS ABOVE

Grantee same as above, please.

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See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 3<sup>rd</sup> day of October 2018

Chantey Darling and Kenna Cooper, Personal Representatives of The Estate of Barbara E. Brogan

By: Chantey Darling Date: 10/3/18  
Chantey Darling ✓

**SIGNED IN COUNTERPART**

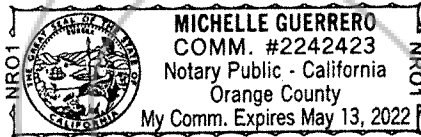
By: \_\_\_\_\_ Date: \_\_\_\_\_

Kenna Cooper

STATE OF NEVADA- Calif  
COUNTY OF ORANGE

This instrument was acknowledged before me on October 3, 2018 by Chantey Darling  
Michelle Guerrero

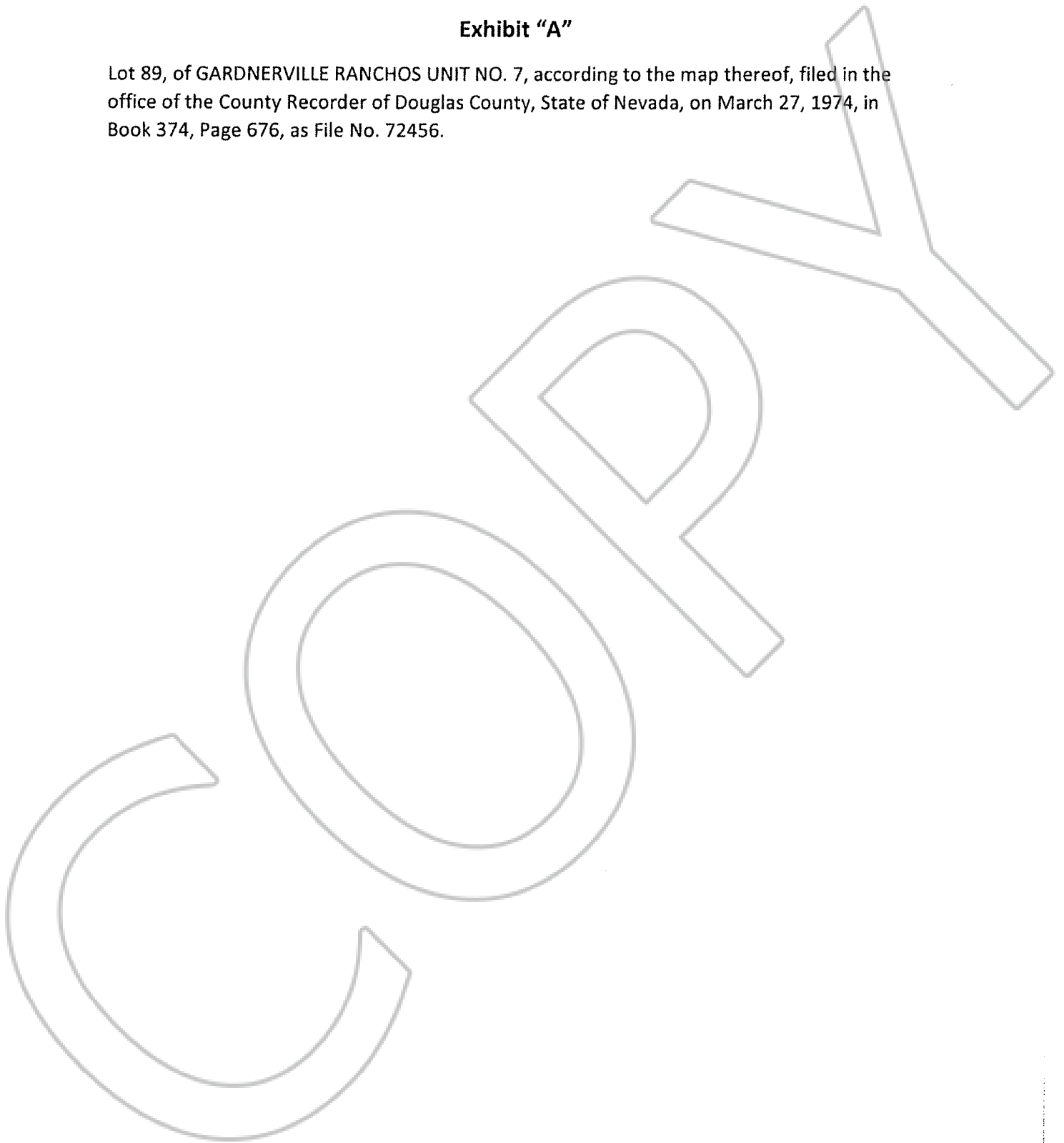
NOTARY PUBLIC



Signed in counterpart

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-21-810-034  
 b.  
 c.  
 d.

2. Type of Property  
 a.  Vacant Land  
 b.  Single Family Residence  
 c.  Condo/Townhouse  
 d.  2 - 4 Plex  
 e.  Apartment Building  
 f.  Commercial/Industrial  
 g.  Agricultural  
 h.  Mobile Home  
 i.  Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$270,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$270,000.00
d. Real Property Transfer Tax Due	\$1,053.00

4. If Exempt Claimed:  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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: *[Signature]* Capacity: grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Chantey Darling and Kenna Cooper, Personal Representatives of The Estate of Barbara E. Brogan  
 Address: 5292 W. Hampton Way  
 City: Fresno  
 State: California Zip: 93722

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

Print Name: Poker Brown, LLC, a Delaware Limited Liability Company  
 Address: 6774 S. McCARRAN BLVD  
 City: RENO  
 State: NV Zip: 89509

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Toiyabe Title File Number: LS-1810373  
 Address: 6774 S McCarran Blvd Suite 102  
 City: Reno State: NV Zip: 89509

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