

DOUGLAS COUNTY, NV
RPTT:\$1150.50 Rec:\$35.00
\$1,185.50 Pgs=3 2018-921351
10/24/2018 11:59 AM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-076-100-53

RPTT: 1,150.50

Recording Requested By:

Western Title Company

Escrow No.: 100116-DJA

When Recorded Mail To:

Joseph Silva and Sharon Lynce

Stewart-Silva

3551 Haystack Dr

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



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

Joseph Silva and Sharon Lynee Stewart-Silva, 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:

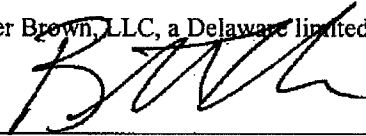
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 12 in Block B of SUNRIDGE HEIGHTS, PHASE 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada, on June 11, 1993, as Document No. 309550.

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

Dated: 10/02/2018

Poker Brown, LLC, a Delaware limited liability company



By Brett Nelson, Manager

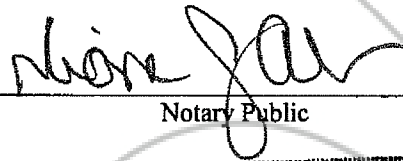
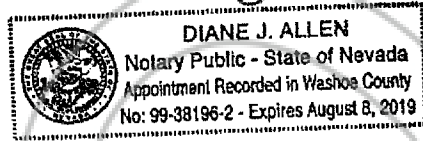
STATE OF Nevada

COUNTY OF Washoe

This instrument was acknowledged before me on

October 23, 2018

By Brett Nelson.


Notary Public

} ss

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-076-100-53

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: \$295,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$295,000.00
 Real Property Transfer Tax Due: 1,150.50

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 _____ Capacity Buyer
 Signature _____ Capacity Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Poker Brown, LLC, a Delaware limited liability company
 Address: 6770 South McCarran Blvd #202
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Joseph Silva and Sharon Lynee Stewart-Silva
 Address: 3551 Haystack Dr
 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. #: 100116-DJA