

DOUGLAS COUNTY, NV

2016-887391

RPTT:\$971.10 Rec:\$17.00

\$988.10 Pgs=4

09/09/2016 04:05 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-21-610-078

RPTT: \$971.10

Recording Requested By:

Western Title Company

Escrow No.: 082455-SAB

When Recorded Mail To:

Christopher M. Carstensen and

Sabrina Wan-Si Lok Carstensen

3133 Barletta Lane

San Jose, CA 95127


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 \_\_\_\_\_

  
Sherry Baker - 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,

Breckenridge Property Fund 2015, LLC, a California Limited Liability Company

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

Christopher M. Carstensen and Sabrina Wan-Si Lok Carstensen, husband and wife as joint tenants with right of survivorship

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:

Lot 452 of GARDENVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

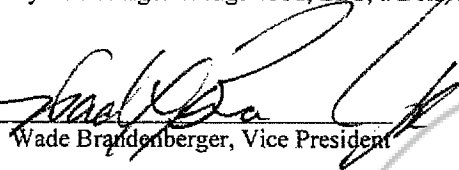
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/28/2016

Breckenridge Property Fund 2015, LLC, a California Limited Liability Company

By Its Manager Neighborhood Stabilization, LLC, a California Limited Liability Company

By Its Manager Wedgewood, LLC, a Delaware Limited Liability Company

By:   
Wade Brandenberger, Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Wade Brandenberger, Vice President of Wedgewood, LLC, a Delaware Limited Liability Company, Manager of Neighborhood Stabilization, LLC, a California Limited Liability Company, Manager of Breckenridge Property Fund 2015, LLC.

\_\_\_\_\_

Notary Public

} ss

SEE ACKNOWLEDGMENT ATTACHED

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California            )  
County of Los Angeles        )

On September 1, 2016 before me, E.J. Lopez a Notary Public,  
personally appeared Wade P. Brandenberger

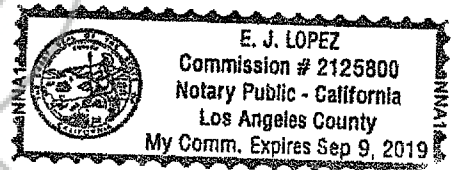
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

My Commission Expires: September 9, 2019



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-21-610-078

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: \$248,900.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$248,900.00  
 Real Property Transfer Tax Due: \$971.10

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 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 \_\_\_\_\_ Capacity Seller  
 Signature \_\_\_\_\_ Capacity Buyer

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

Print Name: Breckenridge Property Fund 2015, LLC  
 Address: 2320 Potosi Street, Suite 130  
 City: Las Vegas  
 State: NV Zip: 89146

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

Print Name: Christopher M. Carstensen & Sabrina Wan-S LokCarstensen  
 Address: 3133 Barletta Lane  
 City: San Jose  
 State: CA Zip: 95127

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Kietzke Office  
 5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 082455-SAB