

DOUGLAS COUNTY, NV

2017-904529

RPTT:\$873.60 Rec:\$16.00

\$889.60 Pgs=3

09/22/2017 03:31 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-21-610-123

RPTT: \$873.60

Recording Requested By:

Western Title Company

Escrow No.: 091591-SAB

When Recorded Mail To:

Breckenridge Property Fund 2016,
LLC, a Delaware Limited Liability
Company

2320 Potosi Street, #130

Las Vegas, NV 89146


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,

Colleen M. Goulart, Joseph G. Limb, and Stacey A. Holst, Successor Trustees of the Limb Family Trust Agreement dated September 9, 1982

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

Breckenridge Property Fund 2016, 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:

Lot 480, as shown on the map of GARDNERVILLE 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: 09/14/2017

Limb Family Trust Agreement dated September 9, 1982

Colleen M. Goulart
By: Colleen M. Goulart, Successor Trustee

Joseph G. Limb
By: Joseph G. Limb, Successor Trustee

Stacey A. Holst
By: Stacey A. Holst, Successor Trustee

STATE OF Nevada } ss

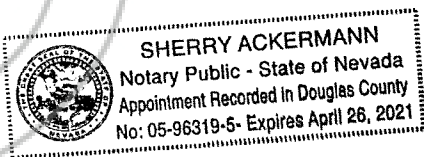
COUNTY OF Douglas

This instrument was acknowledged before me on

September 22, 2017.

By Colleen M. Goulart, Joseph G. Limb, and Stacey A. Holst, Successor Trustees of the Limb Family Trust Agreement dated September 9, 1982.

Sherry Ackermann
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-21-610-123

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: \$224,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$224,000.00
 Real Property Transfer Tax Due: \$873.60

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 Stacy C. Holt Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Limb Family Trust Agreement dated September 9, 1982
 Address: PO BOX 489
 City: GARDNERVILLE
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company
 Address: 2320 Potosi Street, #130
 City: Las Vegas
 State: NV Zip: 89146

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. #: 091591-SAB