

DOUGLAS COUNTY, NV **2017-907614**
RPTT:\$610.35 Rec:\$35.00
\$645.35 Pgs=2 12/04/2017 11:17 AM
NEVADA TITLE LAS VEGAS
KAREN ELLISON, RECORDER

APN No.: 1022-11-002-051
Recording Requested by:

When Recorded Mail to:
BRECKENRIDGE PROPERTY FUND 2016, LLC
2320 Potosi St. #130
Las Vegas, NV 89146

Forward tax statements to the address given above

TS No.: NV-16-751064-JB
Order No.: 8676782

Space above this line for recorders use only

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Trustee's Deed Upon Sale

Transfer Tax: \$610.35

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$191,128.16**

The amount paid by the grantee at the trustee sale was: **\$156,240.01**

The documentary transfer tax is: **\$610.35**

Said property is in the City of: **WELLINGTON**, County of **DOUGLAS**

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

Breckenridge Property Fund 2016, LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **DOUGLAS**, State of Nevada, described as follows:

LOT 4 AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES, UNIT NO 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 4, 1963 AS DOCUMENT NO 23962

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **LARRY L. LOCKWOOD AND LINDA J. LOCKWOOD, HUSBAND AND WIFE AS JOINT TENANTS**, as trustor, dated **11/26/2013**, and recorded on **11/27/2013** as Instrument No. 834672, Book 1113, Page 6000 of Official Records in the office of the Recorder of **DOUGLAS**, Nevada, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on

3/31/2017, instrument no 2017-896717, Book , Page , of Official records. The Trustee of record at the relevant time having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.090.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in Exercise of its powers under said Deed of Trust sold said real property at public auction on 11/22/2017. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$156,240.01, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: NV-16-751064-JB

Date: 11/29/2017

QUALITY LOAN SERVICE CORPORATION

By: Ana Rojas, Assistant Secretary

ANA ROJAS

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 that document.

State of: California

County of: San Diego

On NCV 29 2017 before me, Katherine A. Davis a notary public, personally appeared Ana Rojas 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.

(Seal)

Signature

Katherine A. Davis

Katherine A. Davis

Katherine A. Davis
2095368 Expires 12/29/18
KATHERINE A. DAVIS
COMM. #2095368
Notary Public - California
San Diego County
My Comm. Expires Dec. 29, 2018

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1022-11-002-051
- b. _____
- c. _____
- d. _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|------------------|
| a. <input type="checkbox"/> | Vacant land | b. <input checked="" type="checkbox"/> | Single Fam. Res. |
| c. <input type="checkbox"/> | Condo/Twnhse | d. <input type="checkbox"/> | 2-4 Plex |
| e. <input type="checkbox"/> | Apt. bldg. | f. <input type="checkbox"/> | Comm'l/Ind'l |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

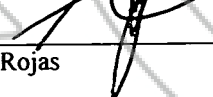
- 3. a. Total Value/Sales Price of Property **\$156,240.01**
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax value **\$156,240.01**
- d. Real Property Transfer Tax Due **\$610.35**

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred N/A %

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 the 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 375.035, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature  Capacity Assistant Secretary
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Quality Loan Service Corporation
 Address: 411 Ivy Street
 City: San Diego
 State: CA Zip: 92101

Print Name: Breckenridge Property Fund 2016, LLC
 Address: 2320 Potosi St. #130
 City: Las Vegas
 State: NV Zip: 89146

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

Print Name: Nevada Title Escrow No.: ACCUM
 Address: 10000 W Charleston
 City: Las Vegas State: NV Zip: 89135