

Assessor Parcel No.

1022-16-002-028

Return when recorded and mail tax statement to:
Breckenridge Property Fund 2016, LLC
2320 Potosi St #130
Las Vegas, NV 89146

DOUGLAS COUNTY, NV
RPTT:\$491.40 Rec:\$35.00
\$526.40 Pgs=3
2018-914168
05/14/2018 11:14 AM
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

Noble Title Escrow No: 27121-0418TM

R.P.T.T. \$491.40

2524906

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

American Advisors Group

does hereby GRANT, BARGAIN, SELL and CONVEY to

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

all that real property situated in the Douglas County, Nevada, described as follows:

The legal description of the real property is attached hereto as Exhibit A which is made a part hereof.

Commonly known as: 3621 Granite Way, Wellington, NV 89444

Subject to:

1. All general and special taxes for the current fiscal year 17-18
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.
3. Any existing encumbrance assumed and/or acknowledged by Grantee.
4. Any encumbrances not of public record or bargained for or ratified by contract between grantor and grantee.

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, tents, issues or profits thereof.

Executed as of March 5, 2018

American Advisors Group by SingleSource Property Solutions LLC, as its attorney in fact

BY: Salynn Williams

PRINT NAME: Salynn Williams

CAPACITY: Closing Coordinator

STATE OF Pennsylvania

COUNTY OF Washington ss:

Before me Heidi Copenheaver, the undersigned, a Notary

Public for the County of Washington, State of Pennsylvania, personally appeared

Salynn Williams for SingleSource Property

Solutions LLC as attorney in fact for American Advisors Group, known to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, and they acknowledged that they executed the same for the purposes therein contained and in the capacities so designated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on March 5th 2018.

Heidi Copenheaver
Notary Public

PRINT NAME: Heidi Copenheaver

COMMISSION EXPIRES: 5/28/2021

Commonwealth of Pennsylvania

Notarial Seal
HEIDI COPENHEAVER - Notary Public
CECIL TWP, WASHINGTON COUNTY
My Commission Expires May 28, 2021

HEIDI COPENHEAVER
EXP 5.28.21

3621 Granite Way, Wellington, NV

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

Lot 20 in block K as shown on the map of Topaz Ranch Estates Unit No 4, filed for record in the office of the county recorder of Douglas County, State of Nevada, on November 16, 1970, in book 1 of maps, page 224, as document No. 50212.

3621 Granite Way, Wellington, NV



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
 a. 1022-16-002-028
 b. _____
 c. _____

2. Type of Property

a. <input type="checkbox"/>	Vacant Land	b. <input checked="" type="checkbox"/>	Single Family
c. <input type="checkbox"/>	Condo/Townhouse	d. <input type="checkbox"/>	2-4 Plex
e. <input type="checkbox"/>	Apartment Building	f. <input type="checkbox"/>	Commercial/Industrial
g. <input type="checkbox"/>	Agricultural	h. <input type="checkbox"/>	Mobile Home
g. Other _____			

FOR RECORDER'S OPTIONAL USE ONLY	
Book:	_____
Page:	_____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$ 126,000.00
 Deed in Lieu of Foreclosure Only (Value of Property): \$ _____
 Transfer Tax Value: \$ 126,000.00
 Real Property Transfer Tax Due: \$ 491.40

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 a 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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: American Advisors Group
 Address: 800 W Chapman Ave 3rd Floor
 City/State/Zip: Orange, CA 92868

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Breckenridge Property Fund 2016
 Print Name: LLC
 Address: 2320 Potosi St #130
 City/State/Zip: Las Vegas, NV 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 NOBLE TITLE
 6585 High Street, Suite 200
 LAS VEGAS, NV 89113
 ESCROW NUMBER: 27121-0418TM
 ESCROW OFFICER: Traci Marquez

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

alo fatio
2500 Paseo Verde #120 Henderson NV 89074