

APN#: 1420-07-310-026
RPTT: \$877.50

DOUGLAS COUNTY, NV
RPTT:\$877.50 Rec:\$35.00
\$912.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2018-916308

06/29/2018 03:59 PM

Recording Requested By:
Western Title Company

Escrow No.: 094085-SAB
When Recorded Mail To:
Christian Cardiel
888 Mica Drive
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 _____



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 2016, LLC, a Delaware Limited Liability Company

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

Christian Cardiel, a single man

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:

Lot 9, in Block 1, of VISTA GRANDE SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 9, 1964, as Document No. 26518.

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

Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company
By Its Manager Wedgewood, LLC, a Delaware Limited Liability Company

By: *Wade Brandenberger*
Wade Brandenberger, Vice President

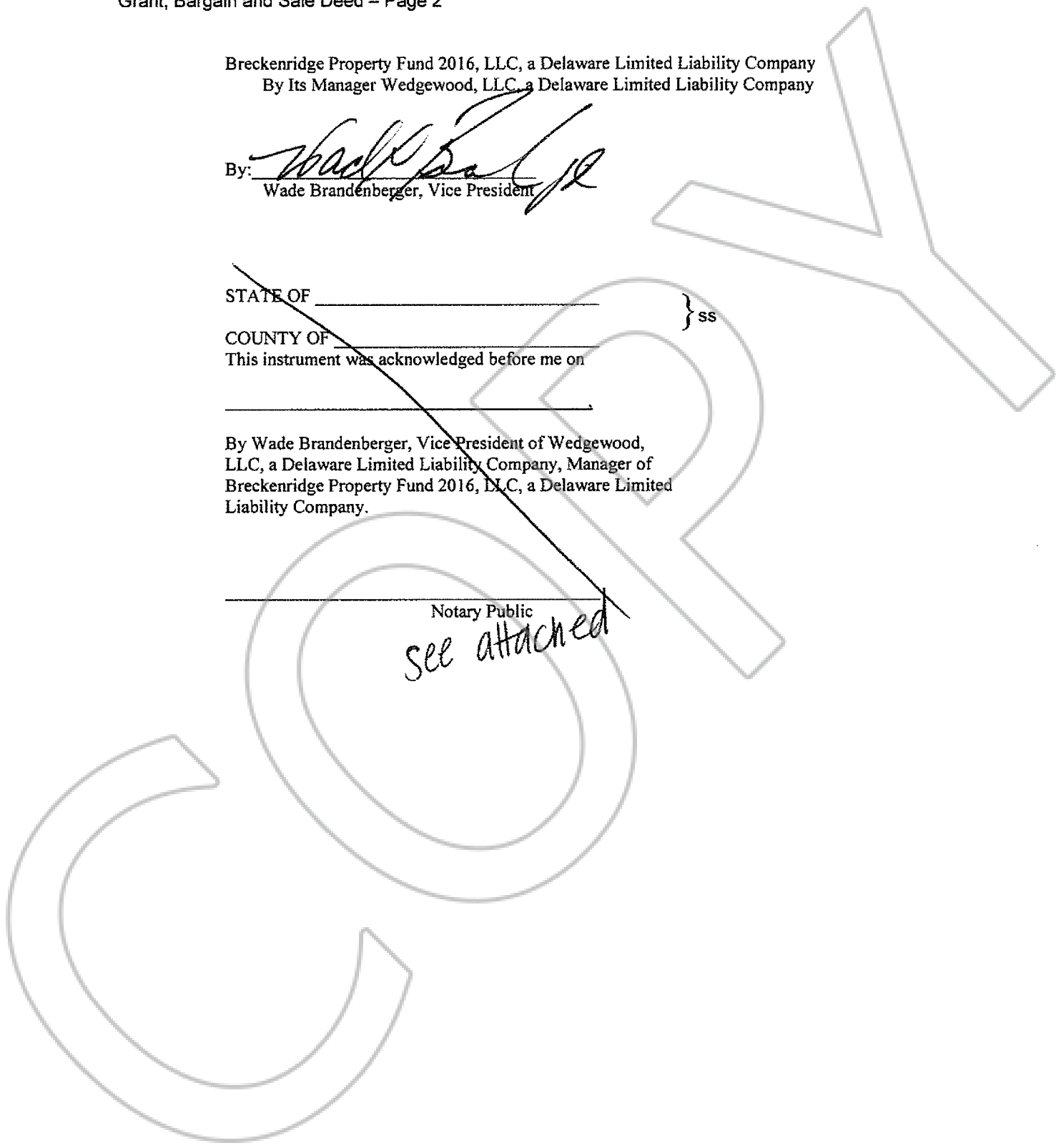
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Wade Brandenberger, Vice President of Wedgewood,
LLC, a Delaware Limited Liability Company, Manager of
Breckenridge Property Fund 2016, LLC, a Delaware Limited
Liability Company.

Notary Public
see 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 that document.

State of California
County of Los Angeles

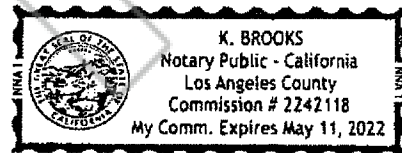
On June 21, 2018 before me, K. Brooks, a Notary Public
(insert name and title of the officer)

personally appeared Wade 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 *K. Brooks* (Seal)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-310-026

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: \$225,000.00
 Deed in Lieu of Foreclosure Only (value of property)
 Transfer Tax Value: \$225,000.00
 Real Property Transfer Tax Due: \$877.50

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 [Handwritten Signature] Capacity Seller
 Signature [Handwritten Signature] Capacity Buyer

SELLER (GRANTOR) 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

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Christian Cardiel
 Address: 888 Mica Drive
 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: Kietzke Office
 5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 094085-SAB

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)