

WHEN RECORDED MAIL TO:

Breckenridge Property Fund 2016LLC
2320 Potosi Street
Suite 130
Las Vegas, Nevada 89146

WHEN RECORDED AND MAIL TAX STATEMENTS TO:

DOUGLAS COUNTY, NV
RPTT:\$1528.80 Rec:\$35.00
\$1,563.80 Pgs=3
2018-917616
08/02/2018 03:28 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

**Recorded As An Accommodation
Only Without Liability**

TITLE ORDER NO.: 170035100
LOAN TYPE: Conventional

TS NO.: NV1700282390 NV

TRUSTEE'S DEED UPON SALE

A.P.N. NO.: 1320-02-001-057

The undersigned grantor declares under penalty of perjury:

- 1)The grantee herein WAS NOT the foreclosing beneficiary.
- 2)The amount of the unpaid debt together with costs was..... **\$278,884.56**
- 3)The amount paid by the grantee at the trustee sale was..... **\$391,900.00**
- 4)The documentary transfer tax is.....
- 5)Said property is INCORPORATED / UNINCORPORATED

and First American Trustee Servicing Solutions, LLC, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

BRECKENRIDGE PROPERTY FUND 2016, LLC

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of NEVADA, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERREIN FOR ALL PURPOSES.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 10/02/2002 and executed by,

JOHN W. CROSBY AND BEZITA CROSBY, HUSBAND AND WIFE AS JOINT TENANTS

as Trustor, and recorded 10/07/2002 as Instrument No. 0554078, Book 1002, Page 02463, of Official Records of DOUGLAS County, NEVADA, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

TRUSTEE'S DEED UPON SALE
TS NO.: NV1700282390

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been met.

Said property was sold by said Trustee at public auction on 07/18/2018 at the place named in the Notice of Sale, in the County of DOUGLAS, NEVADA, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount of \$ 391,900.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: JUL 23 2018

First American Trustee Servicing Solutions, LLC

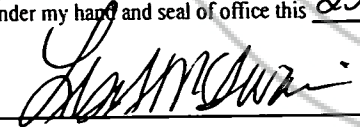
BY: 
Tammy Rossum, Supervisor
~~Tammy Rossum, Supervisor~~

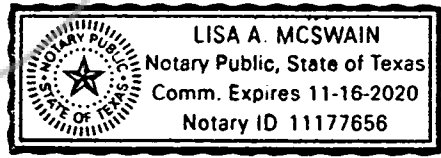
State of TEXAS Tammy Rossum

County of DALLAS

Before me, Lisa A. McSwain on this day personally appeared Tammy Rossum, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of July, A.D. 2018.

 (Notary Seal)



LISA A. McSwain
11177656
Expires 11/16/20

TS No.: NV1700282390

EXHIBIT A

PARCEL NO. 1:

ALL THAT PORTION OF LOT 1 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., FURTHER DESCRIBED AS FOLLOWS:

ALL OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 5 FOR DON ROOKER, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 21, 1978, IN BOOK 478, OF OFFICIAL RECORDS AT PAGE 1257, AS DOCUMENT NO. 19855.

PARCEL NO. 2:

TOGETHER WITH THE RIGHT TO USE AN ACCESS EASEMENT AS EVIDENCED BY PARCEL MAP NO. 2 FOR DON ROOKER, RECORDED APRIL 21, 1978, IN BOOK 478, PAGE 1254, AS DOCUMENT NO. 19852 AND PARCEL MAP NO. 4 FOR DON ROOKER, RECORDED APRIL 21, 1978, IN BOOK 478, PAGE 1256, AS DOCUMENT NO. 19854, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

A.P.N. #: 1320-02-001-057

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-02-001-057
- 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	
Document/Instrument:	
Book:	Page:
Date of Recording:	
Notes:	

3. Total Value / Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due

\$391,900.00
bid plus costs
\$391,900.00
\$ 1528.80

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 [Signature] Capacity Signing as Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: First American Trustee Servicing Solutions, LLC
Address: 4795 Regent Blvd, Mail Code 1011-F
City: Irving
State: TX 75063

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: BRECKENRIDGE PROPERTY FUND 2016, LLC
Address: 2320 POTOSI ST STE 130
City: LAS VEGAS
State: NV 89146

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

Print Name: First American Escrow #: ACCOM
Address: 10000 W Charleston
City: LAS Vegas State: NV Zip: 89135

AS A PUBLIC RECORD THIS MAY BE RECORDED/MICROFILMED