

DOUGLAS COUNTY, NV
RPTT:\$415.35 Rec:\$35.00
\$450.35 Pgs=2 10/02/2018 02:14 PM
2018-920368
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :
BRECKENRIDGE PROPERTY FUND 2016, LLC
2320 Potosi St Ste 130
LAS VEGAS NV 89146

FORWARD TAX STATEMENTS TO:
BRECKENRIDGE PROPERTY FUND 2016, LLC
2320 Potosi St Ste 130
LAS VEGAS NV 89146

NDCS File No. : 15-00229-WF-NV
Title Order No. : 61500626

APN: 1319-30-628-005

TRUSTEE'S DEED UPON SALE

Transfer Tax : \$

The Grantee herein **WAS** not the Beneficiary

The amount of the unpaid debt was **\$106,400.17**

The amount paid by the Grantee was **\$106,401.17**.

The property is in the city of **Stateline**, County of **Douglas**, State of **NV**.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

BRECKENRIDGE PROPERTY FUND 2016, LLC

herein called Grantee, the following described real property situated in **Douglas County** :

PARCEL 1:

UNIT 10, OF THE AMENDED MAP OF SNOWDOWN, BEING ALL OF LOT 57, LOCATED IN TAHOE VILLAGE SUBDIVISION UNIT NO. 1, DOUGLAS COUNTY, NEVADA, FILED FOR RECORDED ON OCTOBER 29, 1974, AS DOCUMENT NO. 76174.

PARCEL 2;

AN UNDIVIDED 1/26TH INTEREST IN ALL OF THE "COMMON AREA" AS SHOWN ON THE "AMENDED MAP OF SNOWDOWN" BEING ALL OF LOT 57 IN TAHOE VILLAGE SUBDIVISION UNIT NO. 1, DOUGLAS COUNTY, NEVADA, FILED FOR RECORD ON OCTOBER 29, 1974, AS DOCUMENT NO. 76174.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Eric P. Winston, a single person**, as Trustor, recorded on **08/26/2003** as Instrument No. **0587892 Book 0803 Page 14541** (or Book, Page) of the Official Records of **Douglas County, NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the 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 **09/19/18** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$106,401.17**.

Dated: 09/21/18
Corporation

National Default Servicing Corporation, an Arizona

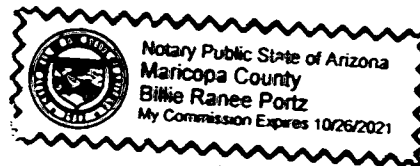
By: *Genevieve Mada*
Genevieve Mada, Trustee Sales Officer

State of ARIZONA
County of MARICOPA

On Sep 21, 2018 before me, the undersigned, a Notary Public for said State, personally appeared **Genevieve Mada** personally known to me (or 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.

WITNESS my hand and official seal.

Signature *Billie Rane Portz*



Billie Rane Portz
Expires 10/26/21

STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)
 a) 1319-30-628-005
 b) _____
 c) _____
 d) _____

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

3. a Total Value/Sales Price of Property \$106,401.17
 b Deed in Lieu of Foreclosure Only (value of property) (_____)
 c Transfer Tax Value: \$106,401.17
 d Real Property Transfer Tax Due \$ 415.35

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, _____
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declare 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: Genevieve Mada ^{9/2/118} Capacity Trustee Sales Officer
 Genevieve Mada, 15-00229-WF-NV

Signature _____	Capacity <u>Grantee</u>
<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
National Default Servicing Corporation* 7720 N. 16 th Street, Suite 300 Phoenix, AZ 85020 * An Arizona Corporation	Breckenridge Property Fund 2016, LLC 2320 Potosi St Ste 130 LAS VEGAS, NV 89146

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

Print Name: First American Escrow #: ALC 2011
 Address: 10000 W Charleston
 City: Las Vegas State: NV Zip: 89135

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED