

DOUGLAS COUNTY, NV **2018-920927**  
RPTT:\$657.15 Rec:\$35.00  
\$692.15 Pgs=3 10/12/2018 12:19 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
KAREN ELLISON, RECORDER

APN 1320-30-710-021

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

BRECKENRIDGE PROPERTY FUND 2016,  
LLC  
2320 POTOSI ST # 130  
Las Vegas, NV 89146

Recorded As An Accommodation  
Only Without Liability

TS No. NV09002677-11-2

TO No. 8666695

### TRUSTEE'S DEED UPON SALE

The undersigned Grantor declares:

- 1) The Grantee herein was not the foreclosing Beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$290,221.34**
- 3) The amount paid by the Grantee at the Trustee sale was: **\$168,001.00**
- 4) The documentary transfer tax is: **\$657.15**
- 5) Said property is in the city of: MINDEN

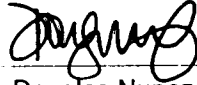
and MTC Financial Inc. dba Trustee Corps, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, expressed or implied, to **BRECKENRIDGE PROPERTY FUND 2016, LLC**, herein called "Grantee", the real property in the County of Douglas, State of Nevada, described as follows: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated October 5, 2006, made to LANCE W. SEIFFERT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY and recorded on October 12, 2006, as Instrument No. 0686288, in Book 1006, on Page 4355, of official records in the Office of the Recorder of Douglas County, Nevada, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on **September 26, 2018** at the place specified in said Notice, to Grantee who was the highest bidder therefore, for **\$168,001.00** cash, in lawful money of the United States, which has been paid.

Dated: October 4, 2018

MTC Financial Inc. dba Trustee Corps

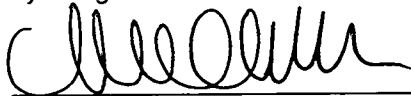


By: Douglas Nunez, Authorized Signatory

State of NEVADA  
County of CLARK

Douglas Nunez, Authorized Signatory

This instrument was acknowledged before me on October 4, 2018  
by Douglas Nunez.



Notary Public Signature Melissa Manalia

melissa manalia

Printed Name

My Commission Expires: 9-3-2019



Melissa Manalia Notary Public,  
State of Nevada Appointment  
No. 15-3062-1  
My Appt. Expires Sep 3, 2019

**EXHIBIT "A"**

PARCEL ONE:

UNIT 20 AS SHOWN ON THE PLANNED DEVELOPMENT MAP (PD 03-005) FOR MINDEN TOWN HOMES, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 2, 2004 AS FILE NO. 603488.

PARCEL TWO:

AN UNDIVIDED 1/31ST INTEREST IN THE COMMON ELEMENTS SHOWN ON THE ABOVE MENTION PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MINDEN TOWNHOMES, RECORDED NOVEMBER 5, 2003 INBOOK 1103, PAGE 2081, DOCUMENT NO. 595951 AND IN THE AMENDED AND RESTATED DECLARATION RECORDED FEBRUARY 6, 2004 IN BOOK 204, PAGE 2633, DOCUMENT NO. 604005.

PARCEL THREE:

AN EXCLUSIVE EASEMENT FOR THE USE AND ENJOYMENT OF THE LIMITED COMMON ELEMENTS APPURTENANT TO PARCEL ONE, DESCRIBED ABOVE, AS SHOWN ON THE ABOVE MENTIONED PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE ABOVE MENTIONED DECLARATION AND AMENDED AND RESTATED DECLARATION.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1320-30-710-021
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a. Total Value/Sales Price of Property \$ 168,001.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ ~~168,000.00~~ 168,001.00
- d. Real Property Transfer Tax Due \$ 657.15

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  As Authorized Agent, 9/28/2018 Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: MTC Financial Inc. dba Trustee Corps  
Address: 3571 Red Rock St., Ste B  
City: Las Vegas  
State: NV Zip: 89103

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

BRECKENRIDGE PROPERTY FUND  
Print Name: 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: First American Title  
Address: 10000 W Charleston Blvd #180  
City: Las Vegas

Escrow # ACCOM  
State: NV Zip: 89135