

A.P.N.: 1022-16-002-028
File No: 13896-2556600 (MR)
R.P.T.T.: \$858.00

DOUGLAS COUNTY, NV
RPTT:\$858.00 Rec:\$35.00
\$893.00 Pgs=3
02/15/2019 01:43 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Kirk P. Fliegel
3621 Granite Way
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

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

do(es) hereby *GRANT, BARGAIN and SELL* to

Kirk P. Fliegel, a married man as his sole and separate property

the real property situate in the County of Douglas, State of Nevada, 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.**

Subject to

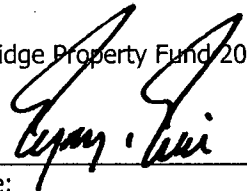
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Breckenridge Property Fund 2016, LLC

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

By: _____



By: Wedgewood LLC

By: Gregory L. Geiser
authorized agent

Name: _____
Title: Authorized Agent

STATE OF **NEVADA**)
)
) : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by
Breckenridge Property Fund 2016, LLC.

Notary Public
(My commission expires: _____)

SEE ATTACHED

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 the document.

State of California)
County of Los Angeles)

On February 4, 2019 before me, K. Brooks a Notary Public,

personally appeared Gregory L. Geiser

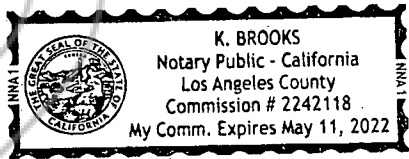
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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)

My Commission Expires: May 11, 2022 K. Brooks



K. Brooks
Notary Public - California
Los Angeles County
Commission # 2242118
My Comm. Expires May 11, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-16-002-028
- 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$219,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$219,900.00
- d) Real Property Transfer Tax Due \$858.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Grantee / buyer

Signature: _____

Capacity: _____

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

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

* Breckenridge Property Fund 2016,

Print Name: LLC

Print Name: Kirk P. Fliegel

Address: 2320 Potosi Street # 130

Address: 3621 Granite Way

City: Las Vegas

City: Wellington

State: NV Zip: 89146

State: NV Zip: 89444

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

First American Title Insurance

Print Name: Company

File Number: 13896-2556600 MR/ Is

Address: 10000 W. Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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

* a Delaware Limited Liability Company