

DOUGLAS COUNTY, NV

2019-926213

RPTT:\$978.90 Rec:\$35.00

\$1,013.90 Pgs=5

02/28/2019 02:35 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-30-710-021

RPTT: \$978.90

Recording Requested By:

Western Title Company

Escrow No.: 102217-SAB

When Recorded Mail To:

Robert A. Payne

1678 US Highway 395 N, #20

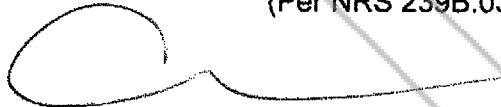
Minden, NV 89423

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)



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

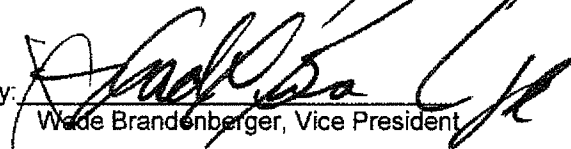
Robert A. Payne, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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, Vice President

STATE OF _____ } ss

COUNTY OF _____ } ss

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

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 25, 2019 before me, E.J. Lopez a Notary Public,
personally appeared Wade P. 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  (Seal)

My Commission Expires: September 9, 2019

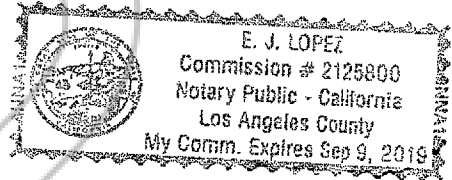


EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL ONE:

Unit 20, as shown on the Planned Unit 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. 603448.

PARCEL TWO:

An undivided 1/31st interest in the common elements shown on the above mentioned Planned Unit Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWN HOMES, recorded November 5, 2003 in Book 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.

**Assessor's Parcel Number(s):
1320-30-710-021**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-30-710-021

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: \$251,000.00
 Deed in Lieu of Foreclosure Only (value of property)
 Transfer Tax Value: \$251,000.00
 Real Property Transfer Tax Due: \$978.90

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: Seller
 Signature: _____ Capacity: _____

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: Robert A. Payne
 Address: 1678 US Highway 395 N, #20
 City: Minden
 State: NV Zip: 89423

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. #: 102217-SAB

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

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 b. Explain Reason for Exemption: _____

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Signature [Signature] Capacity Buyer
 Signature _____ Capacity _____

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