

DOUGLAS COUNTY, NV  
RPTT:\$2164.50 Rec:\$35.00  
\$2,199.50 Pgs=5  
ETRCO  
KAREN ELLISON, RECORDER

**2019-935156**

09/13/2019 03:03 PM

APN#: 1320-02-001-057  
RPTT: \$2,164.50

Recording Requested By:  
Western Title Company

Escrow No.: 107208-SAB

When Recorded Mail To:  
Michael John Stiller  
2533 Lena Court  
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

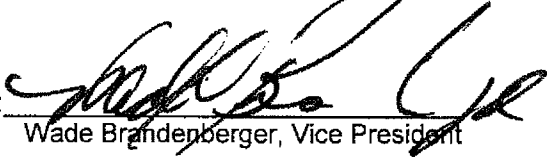
Michael John Stiller, a married man as his sole and separate property

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

SEE ATTACHED

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_ }  
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            )

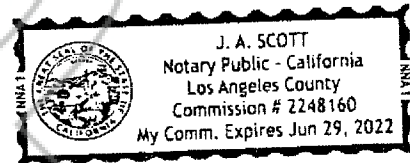
On September 4, 2019 before me, J. A. Scott a Notary Public,  
personally appeared Wade P. Brandenberger,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed  
to the within instrument and acknowledged to me that he/she/they executed the same in 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 J. A. Scott (Seal)

My Commission Expires: June 29, 2022



**EXHIBIT "A"**

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

**Parcel 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:**

**Parcel 1 as shown on that certain Parcel Map #5 for Don Rooker, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 21, 1978 in Book 478, Page 1257, as Document No. 19855, Official Records.**

**Parcel 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.**

**Assessor's Parcel Number(s):  
1320-02-001-057**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-02-001-057

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$555,000.00  
 Deed in Lieu of Foreclosure Only (value of property)  
 Transfer Tax Value: \$555,000.00  
 Real Property Transfer Tax Due: \$2,164.50

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

5. Partial Interest: Percentage being transferred: %

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 Grantor  
 Signature [Signature] Capacity Grantee

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

**BUYER (GRANTEE) 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

Print Name: Michael John Stiller  
 Address: 2533 Lena Court  
 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. #: 107208-SAB

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