DOUGLAS COUNTY, NV

RPTT:\$1092.00 Rec:\$35.00

SYNRGO, INC

2019-935296

\$1,127.00 Pgs=3

09/17/2019 02:27 PM

APN No.: 1220-22-110-048 Recording Requested by:

KAREN ELLISON, RECORDER

When Recorded Mail to:

Breckenridge Properties Fund 2016, LLC 2320 Potosi Street Ste 130 Las Vegas, NV 89146

Forward tax statements to the address given above

TS No.: NV-13-593663-AL

Space above this line for recorders use only

Order No.: 8353304

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Trustee's Deed Upon Sale

Transfer Tax: \$\1092.00

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$488,214.85

The amount paid by the grantee at the trustee sale was: \$280,000.00

The documentary transfer tax is:

Said property is in the City of: GARDNERVILLE, County of DOUGLAS

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

Breckenridge Properties Fund 2016, LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **DOUGLAS**, State of Nevada, described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

LOT 126, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, FILED FOR RECORD ON NOVEMBER 4, 1970 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50056.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by LOUIS J AMERSON, AND RHONDA M AMERSON, HUSBAND AND WIFE AS JOINT TENANTS, as trustor, dated 7/29/2008, and recorded on 8/12/2008 as Instrument No. 0728302 of Official Records in the office of the Recorder of DOUGLAS. Nevada, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed

trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on 9/25/2013, instrument no 831237, Book, Page, of Official records. The Trustee of record at the relevant time having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.090.

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of 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 9/11/2019. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$280,000.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.



QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TS No.: NV-13-593663-AL Date: 9/16/2019 QUALITY LOAN SERVICE CORPORATION By: Jennifer/Basom, Assistant Vice President 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 that document. State of: California) County of: San Diego) SEP 1 6 2019 Katherine A. Davis On before me, a notary public, personally appeared Jennifer Hasow, 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. (Seal) KATHERINE A. DAVIS Notary Public - California San Diego County Commission # 2269219 My Comm. Expires Dec 29, 2022 Signature

Katherine A. Davis

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	
a. 1220-22-110-048	\ \
b.	_ \ \
c.	
d	_ \ \
2. Type of Property:	_ \ \
a. Vacant Land b. Single Fam. Re	s. FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
Other	
3.a. Total Value/Sales Price of Property	\$ 280,000.00
b. Deed in Lieu of Foreclosure Only (value of	
c. Transfer Tax Value:	\$ 280,000.00
d. Real Property Transfer Tax Due	\$ 1,092.00
d. Real Property Transfer Tax Due	ψ 1,302.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.0	90 Section
b. Explain Reason for Exemption:	50, Beetlon
o. Explain Reason for Exemption.	
5. Partial Interest: Percentage being transferred	d: 100 %
ρ υ	nder penalty of perjury, pursuant to NRS 375.060
	d is correct to the best of their information and belief,
· · · · · · · · · · · · · · · · · · ·	d upon to substantiate the information provided herein.
	of any claimed exemption, or other determination of
	% of the tax due plus interest at 1% per month. Pursuant
	ointly and severally liable for any additional amount owed.
	onicity and beverally made for any additional amount of the
Signature	Capacity: agent for grantee
	cupusiyi <u>ugova sa ga unasa</u>
Signature	Capacity:
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Quality Loan Service Corp	Print Name: Breckenridge Property Fund 2016, LLC
Address: 2763 Camino Del Rio South	Address: 2320 Potosi St, Ste 130
City: San Diego	City: Las Vegas
State: CA Zip: 92108	State: NV Zip: 89146
COMPANY/PERSON REQUESTING RECO	ORDING (Required if not seller or buyer)
Print Name: Syngro Inc	Escrow #
Address: 590 W Lambert Rd	- ALLE ALLE ALLE ALLE ALLE ALLE ALLE ALL
City: Brea	State:CA Zip: 92821