

A. P. No. 1319-19-720-009
Foreclosure No. 17992

R.P.T.T. \$

When recorded mail to
Breckenridge Property Fund
2320 Postosi St. Suite 130
Las Vegas NV 89146

Mail tax statements to:

Same as above

DOUGLAS COUNTY, NV **2020-941663**
RPTT:\$1066.65 Rec:\$40.00
\$1,106.65 Pgs=4 **01/31/2020 03:18 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on January 8, 2020, by and between AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, as Trustee, party of the first part, and BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware limited liability company, registered as a Foreign limited liability company in the State of Nevada, party of the second part, whose address is: 2320 Postosi Street, Ste. 130, Las Vegas, NV 89146.

W I T N E S S E T H :

WHEREAS, JAMES RYAN KINCAID and JENEVIEVE SUZANNE KINCAID, husband and wife, executed a Promissory Note payable to the order of GERALD M. YORK, MARLENE A. YORK and LEANNE YORK CRAWFORD, Trustees of THE GERALD M. YORK DDS LTD. PROFIT SHARING TRUST in the principal sum of \$272,000.00, and bearing interest, and as security for the payment of said Promissory Note said JAMES RYAN KINCAID and

JENEVIEVE SUZANNE KINCAID, husband and wife, as Trustor, executed a certain Deed of Trust to WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, Trustee for GERALD M. YORK, MARLENE A. YORK and LEANNE YORK CRAWFORD, Trustees of THE GERALD M. YORK DDS LTD. PROFIT SHARING TRUST, Beneficiary, which Deed of Trust was dated June 29, 2017, and was recorded July 6, 2017, as Document No. 2017-901095, Official Records, Douglas County, Nevada; and

WHEREAS, AUTOMATIC FUNDS TRANSFER SERVICES, INC., a Washington corporation, dba ALLIED TRUSTEE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, by document recorded June 26, 2019, as Document No. 2019-930934, Official Records, Douglas County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on May 1, 2019, and in the failure to pay each payment of principal and interest that thereafter became due; and

WHEREAS, GERALD M. YORK, MARLENE A. YORK and LEANNE YORK CRAWFORD, Trustees of THE GERALD M. YORK DDS LTD. PROFIT SHARING TRUST executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded June 26, 2019, as Document No. 2019-930935, Official Records, Douglas County, Nevada; and

WHEREAS, on June 27, 2019, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice, and posted on the property hereinafter described on July 2, 2019; and

WHEREAS, by direction of GERALD M. YORK, MARLENE A. YORK and LEANNE YORK CRAWFORD, Trustees of THE GERALD M. YORK DDS LTD. PROFIT SHARING TRUST, the said AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 11th day of December, 2019, at the hour of 1:00 o'clock P.M., sell at the Douglas County Courthouse, located at 1038

Buckeye Road, Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on November 14, 2019, as Document No. 2019-938186, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues dated November 14, 2019, November 21, 2019 and November 28, 2019, and said Notice of Sale was posted in a public place in Minden, Nevada, namely, at the Judicial and Law Enforcement Center, on November 20, 2019; and at the time and place appointed for said sale, by proclamation, the time of the holding of said sale was continued to January 8, 2020, at the hour of 1:00 o'clock P.M.; and

WHEREAS, on November 15, 2019, copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice, and posted on the property hereinafter described on November 19, 2019; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of TWO HUNDRED SEVENTY-THREE THOUSAND ONE AND NO/100 DOLLARS (\$273,001.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$273,001.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to their successors and assigns, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Parcel B of Parcel Map LDA01-027 for Jeff Carter and Lynn Devine, filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 7, 2001, in Book 801, Page 1683, Document No. 520115, Official Records.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to their successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES

By: Geneva Martinica
GENEVA MARTINICA'S
Its: Manages

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on January 28, 2020, by Geneva Martinica as Manages of/for AUTOMATIC FUNDS TRANSFER SERVICES, dba ALLIED TRUSTEE SERVICES.

Shelli Lindsay
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-19-720-009
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 273001.00
 Transfer Tax Value: \$ 273001.00
 Real Property Transfer Tax Due: \$ 1066.65

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Costs included
- 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 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 Foreclosure Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Allied Trustee Services
 Address: 190 W. Huffaker Ln., Suite 408
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Breckenridge Property Fund
 Address: 2320 Postosi St., Ste. 130
 City: Las Vegas
 State: NV Zip: 89146

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First Centennial Title Escrow # 246157-CT-TSG
 Address: 896 W. Nye Home #1104
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)