

APN#: 1319-19-720-009  
RPTT: \$1,482.00

DOUGLAS COUNTY, NV  
RPTT:\$1482.00 Rec:\$40.00  
\$1,522.00 Pgs=3  
08/31/2020 02:52 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company

Escrow No.: 112230-SAB  
When Recorded Mail To:  
The Clark Shueh and Joannie  
Chi Living Trust dated 10/25/18  
628 Plumb Creek Court  
Folsom, CA 95630

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)

Signature



Sherry Baker

Escrow Officer

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**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

Clark Shueh and Joannie Chi, Trustees of The Clark Shueh and Joannie Chi Living Trust dated October 25, 2018


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and 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, as Document No. 520115 of Official Records.

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

Dated: 08/21/2020

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 California

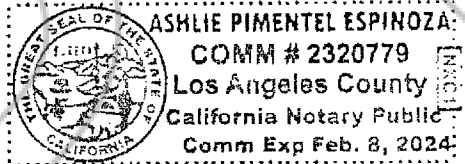
COUNTY OF Los Angeles

This instrument was acknowledged before me on

August 28, 2020

By Wade Brandenberger, Vice President.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1319-19-720-009

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: \$380,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$380,000.00  
 Real Property Transfer Tax Due: \$1,482.00

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 Clark Shueh Capacity Buyer  
 Signature Joannie Chi Capacity Buyer

**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: The Clark Shueh and Joannie Chi Living Trust dated 10/25/18  
 Address: 628 Plumb Creek Court  
 City: Folsom  
 State: CA                      Zip: 95630

**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. #: 112230-SAB

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