

DOUGLAS COUNTY, NV
RPTT:\$1716.00 Rec:\$40.00
\$1,756.00 Pgs=2
WEDGEWOOD, LLC
SHAWNYNE GARREN, RECORDER

2024-1009734

07/03/2024 01:39 PM

A.P.N.: 1420-33-510-023

RECORDING REQUESTED BY:
CLEAR RECON CORP

AND WHEN RECORDED TO:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd Suite #100
Redondo Beach, CA 90278

Forward Tax Statements to
the address given above

T.S. # 115351-NV Loan #: *****0535
Order #: 8785803

SPACE ABOVE LINE FOR RECORDER'S USE

The undersigned hereby affirms that there is no Social Security number contained in this document.

TRUSTEE'S DEED UPON SALE

Transfer Tax: \$1,716.00
The Grantee Herein was not the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$426,341.15
The Amount Paid by the Grantee was \$440,000.00
Said Property is in the City of MINDEN, County of Douglas

CLEAR RECON CORP, 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 Property Fund 2016, LLC with the address of Breckenridge Property Fund 2016, LLC , 2015 Manhattan Beach Blvd Suite #100, Redondo Beach, CA 90278

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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:

LOT 3, IN BLOCK 2, AS SHOWN ON THE OFFICIAL MAP OF MOUNTAIN VIEW ESTATES NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 1, 1978, IN BOOK 1278, PAGE 69, AS DOCUMENT NO. 27818.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **ROGER G. HIPPLE AND GAIL M. HIPPLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** as Trustor, dated 2/2/2006 of the 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 2/22/2006, as Instrument No. 0668344 in Book 0206 Page 6495 of official records. Trustee 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 Breach 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statutes 107.080

TRUSTEE'S DEED UPON SALE

T.S. #: 115351-NV
Loan #: *****0535
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All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default 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 6/26/2024. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$440,000.00, in lawful money of the United States, or by the satisfaction , pro tanto of the obligation than secured by said Deed of Trust.

In witness thereof, CLEAR RECON CORP, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: JUN 27 2024

CLEAR RECON CORP



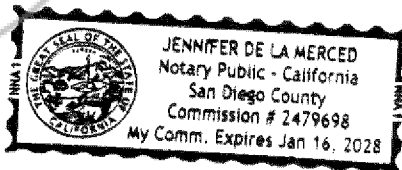
Monica Chavez
Authorized Signor

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} ss
County of San Diego}

On JUN 27 2024 before me Jennifer De La Merced Notary Public, personally appeared Monica Chavez 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)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-33-510-023
 b. _____
 c. _____
 d. _____


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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 440,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 440,000.00
 d. Real Property Transfer Tax Due \$ \$1,716.00

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

5. Partial Interest: Percentage being transferred: 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  Capacity: Executive Vice President

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: CLEAR RECON CORP
 Address: 8880 Rio San Diego Dr, Suite 725
 City: San Diego
 State: CA Zip: 92108

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Breckenridge Property Fund 2016, LLC
 Address: 2320 Potosi Street #130
 City: Las Vegas
 State: NV Zip: 89146

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Gia Hercules Escrow # _____
 Address: 2015 Manhattan Beach Blvd
 City: Redondo Beach State: CA Zip: 90278