

A.P.N. No.:	009-731-22
R.P.T.T.	\$1,852.00
File No.:	1243250 SAB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Luis Antonio Tatengo Carbajal and Monica A. Garcia	
467 Chateau Drive467 Chateau Drive	
Carson CityCarson City NV 89701	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Luis Antonio Tatengo Carbajal and Monica A. Garcia, husband and wife as joint tenants**, all that real property situated in the County of Carson City, State of Nevada, bounded and described as follows:

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

Lot 169, as shown on the map of Sunchase Subdivision Unit No. 5, filed in the office of the Carson City Recorder, State of Nevada, on September 29, 1993 as File No. 150279, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 9th 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

~~Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company~~

~~By: [Signature]~~

Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company
By Its Manager Wedgewood, LLC, a Delaware Limited Liability Company

By: [Signature]
Wade Brandenberger, Vice President

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: Wade Brandenberger

"SEE ATTACHED"

Signature: _____
Notary Public

My Commission Expires: _____

CALIFORNIA CERTIFICATE OF 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 that document.

State of California)

County of Los Angeles)

On August 9, 2021 before me, J. G. Nunez, a Notary Public,
(here insert name and title of the officer)

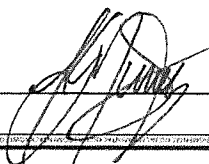
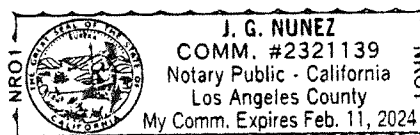
personally appeared Wade Brandenberger

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

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
 Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
 Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
 Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 009-731-22
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

\$ 475,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 475,000.00

d. Real Property Transfer Tax Due

\$ 1852.00

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

[Signature]

Capacity

Seller

Signature

Monica Garcia

Capacity

Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Breckenridge Property Fund 2016, LLC, a

Name: Delaware Limited Liability Company

Address: 2320 Potosi Street #130

City: Las Vegas

State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Luis Antonio Tatengo Carbajal and

Name: Monica A. Garcia

Address: 467 Chateau Drive

City: Carson City

State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company

Escrow # 1243250 SAB

Address: 5390 Kietzke Ln., Suite 101

City: Reno

State: NV

Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED