



KAREN ELLISON, RECORDER E07

**RECORDING REQUESTED AND  
WHEN RECORDED MAIL TO:**

✓ Bryan L. Ngo  
FORTIS LLP  
650 Town Center Drive Suite 1530  
Costa Mesa, CA 92626

**Mail Tax Statements to:**  
GreenPay LLC  
1101 Investment Blvd., Suite 125  
El Dorado Hills, CA 95762

APN: 1318-15-110-002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

- Documentary Transfer Tax: \$0.00 (No consideration for transfer)
- This conveyance transfers an interest into or out of a Living Trust. NRS §375.090; Section 7

**QUITCLAIM DEED**

**1<sup>st</sup> Base Trust, Edward Robert Starrs, Trustee (as "Grantor")**, for \$0.00 consideration, does hereby does hereby remise, release, convey and forever **QUITCLAIM** onto **GreenPay LLC** (the "**Grantee**"), all of Grantor's interest, title and right in that certain real property commonly known as 600 US Highway 50, Pinewild #2, Zephyr Cove, County of Douglas, State of Nevada (APN: 1318-15-110-002), as more particularly described as follows:

**SEE EXHIBIT A**

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.  
To have and to hold, all and singular the premises, with the appurtenances, onto the Grantee and their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned grantor(s) have executed this Quitclaim Deed as of  
10/7, 2016.

"Grantor"

SIGNATURE

Edward Robert Starrs, as Trustee  
1<sup>st</sup> Base Trust



**EXHIBIT "A"  
LEGAL DESCRIPTION**

**PARCEL NO. 1**

Unit No. 2, as shown on the official plat of PINEWILD, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on June 26, 1973, as Document No. 67150.

**PARCEL NO. 2**

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

**PARCEL NO. 3**

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1978, in Book 374 of Official Records at Page 193. Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and restrictions.

**PARCEL NO. 4**

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

**APN: 1318-15-110-002**

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a. 1318-15-110-002  
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'!/Ind'l  
g.  Agricultural      h.  Mobile home  
    Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: SD-Trust Verified

3. a. Total Value/Sales Price of Property      \$ 1,300,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
c. Transfer Tax Vaule      \$ \_\_\_\_\_  
d. Real Property Transfer Tax Due      \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section 7  
b. Explain Reason for Exemption: \_\_\_\_\_  
A transfer of title to or from a trust without consideration; property was previously held in LLC's name.

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 the 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: *Edward Starrs*      Capacity: Manager of LLC and Grantee

Signature: \_\_\_\_\_      Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: 1st Base Trust, Edward Starrs, trustee  
Address: 1101 Investment Blvd., Suite 125  
City: El Dorado Hills  
State: CA      Zip: 95762

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: GreenPay LLC  
Address: 1101 Investment Blvd., Suite 125  
City: El Dorado Hills  
State: CA      Zip: 95762

COMPANY REQUESTING RECORDING

Print Name: GreenPay LLC      Escrow #: \_\_\_\_\_  
Address: 1101 Investment Blvd., Suite 125  
City: El Dorado Hills      State: CA      Zip: 95762

As a public record this form may be recorded/microfilmed