DOUGLAS COUNTY, NV Rec:\$16.00

Total:\$16.00 FORTIS LLP 2016-889361

10/19/2016 10:39 AM

Pgs=4





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.

"Grantor"

SIGNATURE

Edward Robert Starrs, as Trustee

1<sup>st</sup> Base Trust

## **NOTARY 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 Placer )
On October 7, 2016 before me, Judith Marcusci (notary public), personally appeared Edward Robert Starrs, 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.  JUDITH MARANSKI Comm. #2041609 Notary Public - California melacer County Comm. Expires Sep 16, 2017  Signature  (Seal)
(this area for official notarial seal)
Government Code 27361.7
I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:
Name of the Notary: Judith Maranski
Date Commission Expires: September 16, 2017

## 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. <u>1318-15-110-</u>	.002			\ \	
	b				\ \	
	с					
	d					
2.	Type of Property					
	a. Vacant	Land b.	Single Fam. Res	FOR RECOR	DER'S OPTIONAL USE ONLY	
	c. 💢 Condo/	Twnhse d. 🗍	2-4 Plex	Book:	Page:	
	e. Apt. Ble	dg f. 🗍	Comm'l/Ind'l	Date of Rec		
	g. Agricul Other	- =	Mobile home	Notes:	- Trust Veritu	
3.	a. Total Value/Sa	ales Price of Pro	nerty	/ s \	1,300,000.00	
	b. Deed in Lieu of Foreclosure Only (value of proper				1,500,000.00	
	c. Transfer Tax V		my (value of prope	\$		
	d. Real Property		ie.	, °		
4.	If Exemption Cla			\ \ <u>\</u>		
			RS 375.090, Sectio	n 7		
	b. Explain Reaso					
	A transfer of titl	le to or from a tr	ust without conside	ration: property was pro	eviously held in LLC's name.	
5.	Partial Interest: P	ercentage being	Transferred:	100 %	viously neid in EEEC's name.	
	The undersigned	declares and acl	cnowledges under		uant to NRS 375.060 and NRS	
375.110	), that the informat	ion provided is	correct to the best o	f their information and	belief, and can be supported by	
docume	ntation if called ur	on to substantia	te the information	rovided herein. Furthe	more, the parties agree that	
disallow	vance of any claim	ed exemption of	r the determination	of additional tay due r	nay result in a penalty of 10%	
of the ta	x due plus interest	t at 1% per mont	h Pursuant to NRS	375 030 the Ruyer on	d Seller shall be jointly and	
severall	y liable for any ad	ditional amount	owed _	575.050, me buyer an	d Serier shall be joining and	
00,01441				1 1		
Signatur	re: Anna	A Da	1	Canacity M	anager of LLC and Grantee	
DIGITAL OF	io. Anoung	11 G Sq	The state of the s	Capacity: 141	anager of EEC and Grantee	
Signatur	re·	1		/ /		
Dignatui		-		Capacity:		
	SELLER (GRAN	TOR) INFORM	IATION	DIIVED (CD	AREEEN INTEGRACATION	
		(UIRED)	MION		ANTEE) INFORMATION	
Print Na			trustoo		(REQUIRED)	
Print Name: 1st Base Trust, Edward Starrs, trustee Address: 1101 Investment Blvd., Suite 125				Print Name: GreenPay LLC Address: 1101 Investment Blvd., Suite 125		
City: El Dorado Hills			<del>2</del>	City: El Dorado Hills		
State: C		Zip: 95762				
State. C.		£.tp. 33/02	<del> </del>	State: <u>CA</u>	Zip: <u>95762</u>	
COMPA	NY REQUESTIN	IC DECORDE	<u>.</u>			
	me: GreenPay LL		J.	<b>D</b>		
7704	: 1101 Investment			Escrow #:	<del></del>	
	Dorado Hills	Divu., Suite 123			7: 057/0	
∪1ιy. <u>~~</u>			State: <u>CA</u>	<u> </u>	Zip: 95762	