

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
THIS QUITCLAIM DEED AND ALL  
TAX STATEMENTS TO:

WFP Receivership QSF Trust  
c/o Thomas C. Hebrank  
E3 Advisors  
401 West "A" Street, Suite 1830  
San Diego, California 92101



KAREN ELLISON, RECORDER

E11

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(Above Space for Recorder's Use Only)

**QUITCLAIM DEED**

The undersigned Grantors declare:

Real property transfer tax is \$0.00; excluded from transfer taxes under NRS 375.090.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CARSON VALLEY PARTNERS, a California general partnership, as to a Twenty-Five Percent (25%) interest, HEAVENLY VIEW PARTNERS, a California general partnership, as to a Twenty-Five Percent (25%) interest, SIERRA VIEW PARTNERS, a California general partnership, as to a Twenty-Five Percent (25%) interest and PINE VIEW PARTNERS, a California general partnership, as to a Twenty-Five Percent (25%) interest (collectively "**Grantors**"), by and through Thomas C. Hebrank, solely in his capacity as Receiver, appointed by the United States District Court for the Southern District of California, hereby CONVEY AND QUITCLAIM to **WFP RECEIVERSHIP QSF TRUST**, any and all rights and interest Grantors may have in that certain real property (the "**Property**") located in an unincorporated area in the County of Douglas, State of Nevada, which Property is more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements thereon and appurtenances thereto, including, without limitation, all water, mineral, oil, gas, solar, air, mitigation and conservation rights appurtenant to or with respect to the Property.

*[Signatures on following page]*

IN WITNESS WHEREOF, Grantors have caused this Quitclaim Deed to be executed as of the 22 day of December, 2017.

**GRANTORS:**

CARSON VALLEY PARTNERS, a California general partnership, HEAVENLY VIEW PARTNERS, a California general partnership, SIERRA VIEW PARTNERS, a California general partnership and PINE VIEW PARTNERS, a California general partnership

By: Thomas C Hebrank  
Thomas C. Hebrank, Receiver

**ACKNOWLEDGMENT**

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 San Diego )

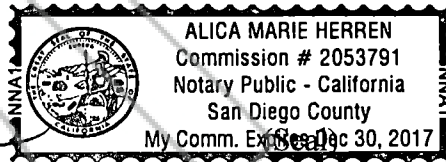
On December 22, 2017, before me, Alica Marie Herren,  
(insert name of notary)

Notary Public, personally appeared Thomas C Hebrank,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 Alica Marie Herren



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

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

All that portion of the following described land lying East of the Alleman Canal, as existing in 1978.

Township 12 North, Range 20 East, M.D.B. & M.

Section 11: The Northwest 1/4 of the Southeast 1/4; the Southwest 1/4 of the Northeast 1/4; and the Southeast 1/4 of the Northwest 1/4.

ALSO SHOWN as Parcel 4 of that Land Division Map for H.F. DANGBERG LIVESTOCK CO. NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 15, 1978, in Book 578, Page 1058, as Document No. 20657.

Assessor's Parcel Number(s):  
1220-11-001-004

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-11-001-004

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	
Document/Instrument #:	<u>Equity Receivership Order</u>
Book:	<u>Page: _____</u>
Date of Recording:	<u>12-11-12</u>
Notes:	<u>Pl- Motion Injunction &amp; Granting Motion</u>

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7 & 11  
 b. Explain Reason for Exemption: Transfer to trust without consideration pursuant to receivership case in US District Court for the Southern District of California in Case No. 3:12-cv-02164-GPC-JMA

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 disallowance of any claimed exception, 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: Thomas C Hebrank Capacity: Grantor  
 Thomas C. Hebrank, Receiver  
 Signature: Thomas C Hebrank Capacity: Grantee  
 Thomas C. Hebrank, Trustee

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)

Print Name: Carson Valley Partners, Heavenly View Partners, Sierra View Partners, Pine View Partners  
 Address: 401 W A Street, Suite 1830  
 City: San Diego  
 State: CA      Zip: 92101

Print Name: WFP Receivership QSF Trust  
 Address: 401 W A Street, Suite 1830  
 City: San Diego  
 State: CA      Zip: 92101

**COMPANY/PERSON REQUESTING RECORDING** (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allen Matkins  
 Address: 600 W. Broadway Fl 27  
 City/State/Zip: San Diego, CA 92101

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)