

APN# 1121-05-510-018



00068872201809103730040043

KAREN ELLISON, RECORDER

E03

**Recording Requested by/Mail to:**

Name: Christiana Trust, A Division of Wilmington

Address: 4665 MacArthur Court, Suite 200

City/State/Zip: Newport Beach, CA 92660

**Mail Tax Statements to:**

Name: Christiana Trust, A Division of Wilmington

Address: 440 S. LaSalle St., Ste. 2000

City/State/Zip: Chicago, IL 60605

**Quitclaim Deed**

**Title of Document** (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Tonya Sessions  
Signature

**Tonya Sessions**  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting  
N/A

APN: 1121-05-510-018

Mail Tax Statements to:  
Christiana Trust ,Etc.,  
Trustee Of ARLP Trust 5  
c/o Fay Servicing, LLC  
440 S. LaSalle St. Suite 2000  
Chicago, IL 60605

When recorded mail to:  
Wright Finlay & Zak  
4665 MacArthur Court, Suite 200  
Newport Beach, CA 92660  
Attn: Michael J. Gilligan, Esq.

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

### QUITCLAIM DEED

THIS DEED, made the 28<sup>th</sup> day of December, 2017, between PINE VIEW ESTATES HOME OWNERS ASSOCIATION, as Grantor and CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 5, as Grantee.

WITNESSETH that the Grantor, pursuant to the Governing Documents did acquire title to the hereinafter described real property by Deed in Foreclosure of Assessment Lien recorded January 2, 2015 as Document Number 2015-855190 of the Official Records of Douglas County, Nevada, pursuant to sale under foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, identifying Leon Bouigue & Doris A. Hamann and/or Leon Mark Kizer and/or Joseph E. Ward and Lucy M. Ward as the homeowners, recorded October 2, 2013 as Document Number 0831579, of Official Records of Douglas County, State of Nevada, and an Amended Notice of Default and Election to Sell on June 6, 2014 as Document Number 844032, of Official Records of Douglas County, State of Nevada, and Notice of Sale recorded October 8, 2014 as Document No. 20 14-850519.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby remise, release, and forever quitclaim to Grantee, without covenant or warranty, express or implied, regarding title, possession or encumbrances, that real property situate in the County of Douglas, State of Nevada and being more particularly described as follows:

Leasehold estate as created by that certain lease dated October 8, 1997, made between Leon Mark Kizer as Lessor, and PTP, Inc., as Lessee, for the terms and upon the terms and conditions contained in said lease recorded October 13, 1997 in Book 1097, Page 2349 as Document No. 423882, and a sub-lease dated February 23, 2003 mad between Joseph E. Ward and Lucy M. Ward, husband and wife as joint tenants, as Lessor and Leon E. Bouigue, an unmarried man and Doris A. Hamann, an unmarried woman as joint tenants, recorded March 6, 2003 in Book 0303, Page 2323 as Document No. 569190 in the following:

Lot 7 as set forth on Record of Survey for Pineview Development filed for record in the office of the Douglas County Recorder on October 13, 1997 in Book 1097, page 2348 as Document No. 423881 and amended by Record of Survey recorded March 8, 2000 as Document No. 487625, Official Records.

**SUBJECT TO:**

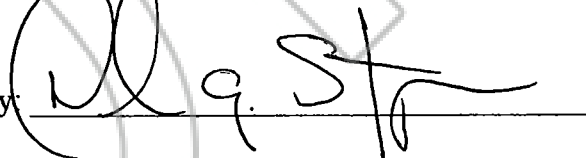
1. All general and special taxes for the current fiscal year.
2. Conditions, Covenants, Restrictions, Reservations, Rights, Rights of Way and Easements now of Record, if any.

**TOGETHER WITH** all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Dated: 17 NOV, 2017

Pine View Estates Home Owners Association

By

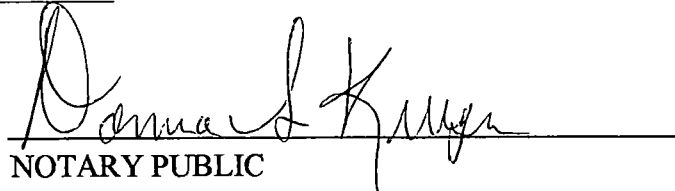
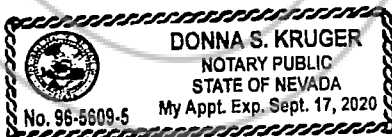


STATE OF NEVADA )

) ss:

COUNTY OF Douglas )

This instrument was acknowledged before me on November 17 2017  
by Douglas Stimpson.

  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1121-05-510-018  
 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  
 i)  Other Leasehold

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Leasehold Property

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 Attorney for Christiana Trust  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Pine View Estates Home Owners Association\*  
 Address: 5421 Kietzke Lane, Ste. 200  
 City: Reno  
 State: Nevada Zip: 89511

Print Name: Christiana Trust, A Division of Wilmington\*\*  
 Address: 440 S. LaSalle St., Suite 2000  
 City: Chicago  
 State: Illinois Zip: 60605

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: Christiana Trust, A Division of Wilmington\*\* Escrow # \_\_\_\_\_  
 Address: 4665 MacArthur court, Suite 200  
 City: Newport Beach State: California Zip: 92660

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

\* C/O Kern & Associates, Ltd.  
 \*\* Savings Fund Society FSB, Not in its original Capacity  
 but as Trustee of ARLP Trust 5 C/O Fax Servicing, LLC