

APN: # 1121-05-510-013

WHEN RECORDED, RETURN TO:

First American Title Insurance Company
Attention: Debra J. Look
5 First American Way
Santa Ana, CA 92707

GRANTEE/MAIL TAX STATEMENTS TO:

Ventures Trust 2013-I-H-R, c/o MCM Capital Partners,
LLLP

~~Spencer Mobley, Esq.~~ c/o BSE Financial Services
1 Federal Pl., 1819 5th Avenue N, 7500 Old Georgetown Rd, #1350
Birmingham, AL 35203 Bethesda, MD 20814

The undersigned hereby affirms that there is no Social Security number contained in this document.

QUITCLAIM DEED

Pine View Estates Home Owners Association, a Nevada non-profit corporation, in its capacity as Trustee ("PVHOA"), as Grantor, in accordance with the terms of the Trust Agreement, dated as of September 12, 2017, by and between Leon Mark Kizer, an individual, as settlor, by virtue of his application to the Bureau of Indian Affairs for trust-to-fee conversion of certain property held in trust for him by the United States and the transfer of fee title to such property to the Trust, and PVHOA, as Trustee, does hereby remise, release, and forever quitclaim to Ventures Trust 2013-I-H-R by MCM Capital Partners, LLLP FKA MCM Capital Partners, LLC, its Trustee, all right, title, and interest in that real property situate in the County of Douglas, State of Nevada described as follows:

Lot 13, as set forth on the Amended Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO. 1, filed in the office of the Douglas County Recorder on April 6, 2000, in Book 0400, Page 926, File No. 489475; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and, federal reserved water rights.

Commonly known as: 226 Mark Street, Gardnerville, Nevada 89410
APN: 1121-05-510-013

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

Signature page follows.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. APN # 1121-05-510-013
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

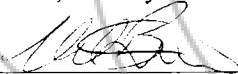
FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>10/17//19 ~Trust Ok A.B.</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: This is a transfer without consideration from a trust. The trust certificate is on file with the Douglas County Recorder.

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 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  Michael Brooks
REO Closing Coordinator
Fay Servicing, LLC, A-F Capacity: Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Pine View Estates HOA
 Address: PO Box 1419
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ventures Trust 2013-I-H-R
 Address: 7500 Old Georgetown Rd #1350
 City: Bethesda
 State: MD Zip: 20814

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

Print Name: Dyer Lawrence, LLP
 Address: 2805 Mountain Street
 City: Carson City

Escrow # _____
 State: NV Zip: 89703