

APN# 1318-25-111-017

Recording Requested by:

Name: Leverly & Associates Law
Address: 832 Willow St.
City/State/Zip: Reno, NV 89502



KAREN ELLISON, RECORDER E03

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City/State/Zip: Reno, NV 89502

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JUDGMENT BY DEFAULT - DEFENDANT ATHENA
MEDICAL GROUP, INC. E.R.I.S.A. RETIREMENT TRUST
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____
(State specific law)

Jess Rinehart _____
Signature Title

Jess Rinehart
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink. (Additional recording fee applies)

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District Court Clerk

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Case No.: 2021-CV-00057

Dept No.: I

This document does not contain personal information of any person

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

LEVERTY & ASSOCIATES LAW CHTD.,

Plaintiff,

v.

Athena Medical Group Defined Contribution
Pension Plan and Trust Number Three; et al.

Defendants.

**JUDGMENT BY DEFAULT – DEFENDANT ATHENA MEDICAL GROUP, INC.
E.R.I.S.A. RETIREMENT TRUST**

Judgment by Default against Defendant Athena Medical Group, Inc. E.R.I.S.A. Retirement
Trust.

This matter came before the Court on Plaintiff Leverty & Associates Law Chtd.’s Application
for Judgment by Default – Defendant Athena Medical Group, Inc. E.R.I.S.A. Retirement Trust. The
Court, having review the file, the pleadings therein, the argument of counsel, and the evidence
presented, **THE COURT HEREBY FINDS:**

1. On March 23, 2021, Leverty & Associates Law Chtd. (“Leverty”) filed a Complaint
against Defendant Athena Medical Group, Inc. E.R.I.S.A. Retirement Trust.
2. On April 23, 2021, the Clerk of the Court entered Default against Defendant Athena
Medical Group, Inc. E.R.I.S.A. Retirement Trust, as more than 21 days, exclusive of the date of service,
had expired since service upon Defendant Athena Medical Group, Inc. E.R.I.S.A. Retirement Trust, and

1 no answer or other appearance had been filed by Defendant Athena Medical Group, Inc. E.R.I.S.A.

2 Retirement Trust, and no further time has been requested or granted.

3 3. On or about June 8, 2021, Plaintiff Leverty & Associates Law Chtd. filed an Application
4 for Judgment by Default against defaulted Defendant Athena Medical Group, Inc. E.R.I.S.A. Retirement
5 Trust.

6 4. The Application for Judgment by Default provides, and is supported by attached exhibits
7 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its
8 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in
9 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform
10 Act), on or about May 12, 2017, when title to Assessor Parcel No. 1318-25-111-017 was transferred
11 pursuant to a “Quitclaim Deed” from Ray Warren Exley, M.D. to Ray Warren Exley, as Trustee of the
12 Ray Warren Exley, M.D. Nevada Family Trust. (“First Fraudulent Transfer”).

13
14 5. The Application for Judgment by Default provides, and is supported by attached exhibits
15 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its
16 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in
17 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform
18 Act), on or about February 23, 2018, when title to Assessor Parcel No. 1318-25-111-017 was transferred
19 pursuant to a “Quitclaim Deed” from the Ray Warren Exley, M.D. Nevada Family Trust to Athena
20 Medical Group Defined Contribution Pension Plan and Trust Number Three. (“Second Fraudulent
21 Transfer”).

22
23 6. The Application for Judgment by Default provides, and is supported by attached exhibits
24 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its
25 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in
26 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform
27

1 Act), on or about January 22, 2021, when title to Assessor Parcel No. 1318-25-111-017 was transferred
2 pursuant to a "Quit Claim Deed" from Athena Medical Group Defined Contribution Pension Plan and
3 Trust Number Three to Juliana Mayer Loza. ("Third Fraudulent Transfer").

4 7. The Application for Judgment by Default provides, and is supported by attached exhibits
5 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its
6 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in
7 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform
8 Act), on or about March 30, 2021, when title to Assessor Parcel No. 1318-25-111-017 was transferred
9 pursuant to a "Quit Claim Deed" from to Juliana Mayer Loza to Athena Medical Group Defined
10 Contribution Pension Plan and Trust Number Three. ("Fourth Fraudulent Transfer").

12 29. Pursuant to Nevada law, and the provisions of Nevada Revised Statute Chapter 112 –
13 Fraudulent Transfers (Uniform Act), the First Fraudulent Transfer, Second Fraudulent Transfer, Third
14 Fraudulent Transfer and Fourth Fraudulent Transfer, are all void.

15 **IT IS HEREBY ORDERED:**

16
17 1. The May 12, 2017, transfer of title to Douglas County Assessor Parcel No. 1318-25-111-
18 017, Douglas County Recorder Document No. 2017-898535, is hereby void.

19 2. The February 23, 2018, transfer of title to Douglas County Assessor Parcel No. 1318-25-
20 111-017, Douglas County Recorder Document No. 2018-910723, is hereby void.

21 3. The January 22, 2021, transfer of title to Douglas County Assessor Parcel No. 1318-25-
22 111-017, Douglas County Recorder Document No. 2021-960445, is hereby void.

23 4. The March 30, 2021, transfer of title to Douglas County Assessor Parcel No. 1318-25-
24 111-017, Douglas County Recorder Document No. 2021-964432, is hereby void.
25
26
27
28

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-25-111-017
 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
 i) Other _____

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

3. Total Value/Sales Price of Property: \$ N/A
 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: Transfer of title recognizing true status of ownership of real property pursuant to court order,
 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 [Signature] Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Athens Medical Group Defined Contribution Pension Plan and Trust Three
 Address: 9504 Hishridge PL
 City: Beverly Hills
 State: CA Zip: 90210

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Ray Warren Exley, M.D.
 Address: 9504 Hishridge PL
 City: Beverly Hills
 State: CA Zip: 90210

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: Leverty + associates Law Chtd. Escrow # _____
 Address: 832 Willow St.
 City: Reno State: NV Zip: 89502