

Recording Requested by and  
When Recorded Return to:

Signature Title Company  
PO Box 10297  
Zephyr Cove NV 89448

3814-JL

DOUGLAS COUNTY, NV      **2023-1000671**  
Rec:\$40.00  
\$40.00      Pgs=6      **09/21/2023 11:42 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

### AFFIDAVIT OF NON-ACCEPTANCE OF RECORDED DEED AND DISCLAIMER

Now comes the affiant, Pierre W. Priestley, having been duly sworn, and upon oath states:

1. I am over the age of 18 and am employed as Senior Vice President and Associate General Counsel for Investment Property Exchange Services, Inc., a California corporation, with an office at 10 S LaSalle St., Ste. 3100, Chicago, IL 60603.
2. I am personally familiar with the facts stated in this Affidavit.
3. Investment Property Exchange Services, Inc. acted as Qualified Intermediary to facilitate a like-kind exchange under IRC §1031 for HFP, LTD, a California Limited Partnership ("Exchanger") pursuant to an Exchange Agreement known as Exchange No. EX-02-61965.
4. The address on file for HFP Ltd., is 4639 Brighton Road, Corona Del Mar, CA 92625.
5. A Grant, Bargain, Sale Deed dated March 2, 2022, recorded on March 15, 2022, as Document No. 2022-982486 in Douglas County, Nevada, a copy of which is attached as Exhibit A, vested title to the real estate described therein in "Investment Property Exchange Services, Inc."
6. This Grant, Bargain, Sale Deed was not prepared by or at the direction of Investment Property Exchange Services, Inc.
7. Although the subject real estate was acquired pursuant to the above Exchange Agreement, at no time did Investment Property Exchange Services, Inc. intend or agree to hold title or accept title to the subject real estate.
8. Exchange Instructions issued by Investment Property Exchange Services, Inc., dated February 8, 2022, a copy of which is attached as Exhibit B, specifically instructed: "The Deed or other conveyance document should run directly between the Seller and you (the Exchanger.) **We will not take title to the Replacement Property.**"
9. The proper grantee of the Grant, Bargain, Sale Deed should have been HFP, LTD, a California Limited Partnership.
10. Investment Property Exchange Services, Inc. was unaware of the erroneous designation of the grantee on the Grant, Bargain, Sale Deed until September 15, 2023.
11. Investment Property Exchange Services, Inc. expressly disclaims any right, title or interest in the subject real estate.

Further Affiant sayeth naught this 19<sup>th</sup> day of September 2023.

Pierre W. Priestley  
Pierre W. Priestley  
Senior Vice President & Associate General Counsel

State of ILLINOIS )  
                                  ) ss  
County of COOK    )

On September 19, 2023 before me, 9/19/23, personally appeared Pierre W. Priestley, Senior Vice President of Investment Property Exchange Services, Inc., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the <sup>Illinois</sup> ~~State of Arizona~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Angela McClain  
Signature of Notary Public

(Seal)

OFFICIAL SEAL  
ANGELA MCCLAIN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/02/24

EXHIBIT A

DOUGLAS COUNTY, NV **2022-982486**  
RPTT:\$62400.00 Rec:\$40.00  
\$62,440.00 Pgs=3 03/15/2022 08:30 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1418-15-201-006

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

HFP, LTD., a California Limited Partnership,  
4639 Brighton Road  
Corona Del Mar, CA 92625

Escrow No.: ZC3314-JL

RPTT \$62,400.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Anne Brockinton Lee, Successor Trustee of the Robert M. Lee Trust, dated October 26, 1990 as amended

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**HFP, LTD., a California Limited Partnership and Investment Property Exchange Services, Inc., as qualified intermediary for HFP, LTD, a California Limited Partnership**

all that real property in the unincorporated area of Glenbrook, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Signature Page attached and made a part hereof.**

Anne Brockinton Lee Successor Trustee of the Robert M. Lee Trust, dated October 26, 1990 as amended

*Anne Brockinton Lee, Successor Trustee*  
By: Anne Brockinton Lee, Successor Trustee

STATE OF NEVADA  
COUNTY OF Douglas

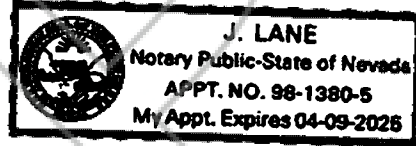
} ss:

This instrument was acknowledged before me on 3-2-2022

by Anne Brockinton Lee,

*J Lane*  
Notary Public

(seal)



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Adjusted Parcel 1:

All that portion of Parcels 1 & 2 per that Parcel Map filed for record on June 7, 1979, as Document Number 33205, together with all that portion of the North ½ of Section 15, Township 14 North, Range 18 East, M.D.M. lying Westerly of said Parcels 1 & 2 to the Low-Water Line of Lake Tahoe, elevation 6223.00 feet, Lake Tahoe Datum, more particularly described as follows:

Beginning at the Northwest corner of the land herein described, said Point being on said approximate Low-Water Line of Lake Tahoe;

Thence South 88°50'23" East 989.8 feet more or less;

Thence South 11°34'58" West 297.00 feet;

Thence WEST 110.32 feet;

Thence South 45°11'54" West 219.55 feet;

Thence South 85°10'04" West 72.36 feet;

Thence South 76°47'36" West 131.76 feet;

Thence South 82°44'47" West 51.83 feet;

Thence North 67°28'08" West 50.95 feet;

Thence South 83°27'26" West 95.26 feet;

Thence South 76°36'51" West 110.7 feet more or less to said approximate Low-Water Line;

Thence along said approximate Low-Water Line the following sixteen (16) courses:

North 13°35'30" West 31.89 feet;

North 16°03'42" West 50.35 feet;

North 23°26'00" West 61.05 feet;

North 77°07'13" West 37.86 feet;

South 87°23'17" West 23.98 feet;

North 33°27'09" West 30.78 feet;

North 16°59'51" East 26.26 feet;

North 24°38'41" East 30.22 feet;

North 25°58'37" West 40.36 feet;

North 21°06'47" West 53.60 feet;

North 13°57'13" East 32.98 feet;

North 52°29'50" West 26.66 feet;

North 25°42'00" West 40.17 feet;

North 09°29'01" West 44.58 feet;

North 07°56'31" East 42.82 feet;

North 11°30'16" East 48.27 feet to the Point of Beginning.

The Basis of Bearing for this description is identical to the above referenced Parcel Map, being the bearing North 89°15'30" West along the Southern Boundary of Uppaway.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED January 20, 2016 AS INSTRUMENT NO. 2016-875568.

APN: 1418-15-201-006



949.622.4949 Phone  
949.209.0366 Fax  
jolie.thomas@ipx1031.com  
www.ipx1031.com

February 08, 2022

HFP Ltd  
4639 Brighton Road  
Corona Del Mar, CA 92625

RE: Exchange No.: EX-02-61965-JT  
Replacement Property: 1860 US Highway 50, Glenbrook, NV 89413

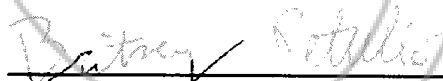
**EXCHANGE INSTRUCTIONS**

Enclosed are documents and instructions necessary to acquire Replacement Property for your above-referenced exchange. We have already signed these documents. Any changes in a document without our signed approval will nullify our original signature.

1. **Assignment of Purchase Agreement** – Sign and return immediately (prior to purchase).
2. **Authorization to Disburse Funds** – Sign, attach wiring instructions for payment to the Seller, Escrow / Settlement Agent, Auction House or Gallery, and return to us at least 2 business days prior to the date payment is due. Note that if payment must be made in a foreign currency or to a bank in a foreign country that the wire transfer (including currency conversion) can take up to 3 days to be received in the payee's bank account.
3. **Transfer of Title** – The Deed, Bill of Sale or other document of conveyance should run directly between the Seller and you (the Exchanger). **We will not take title to the Replacement Property.**
4. **Tax Information** – The Exchanger's taxpayer identification number should be used for any tax information and related forms.
5. **Refunds After Closing** – In the event there is a refund due, instruct the Settlement Agent or Seller to contact IPX1031 for further instruction to avoid any potential receipt issues that could impair your tax-deferred exchange.
6. **Please reference our exchange number on all correspondence.** Contact us immediately if you have any questions or if we can be of further assistance.

Sincerely,

Investment Property Exchange Services, Inc., as Qualified Intermediary under  
Exchange No. EX-02-61965-JT

  
\_\_\_\_\_  
Jolie Thomas  
Assistant Vice President / Exchange Officer