

EXHIBIT 4

Prepared by:
Wiand Guerra King P.A.
5505 West Gray Street
Tampa, FL 33609

RECEIVER'S DEED

THIS INDENTURE, made as of the ____ day of _____ 2017, by and between **Burton W. Wiand, Receiver** (hereinafter referred to as the "Grantor"), having a mailing address of 5505 West Gray Street, Tampa, Florida 36609, and _____ having an address of _____ (hereinafter referred to as the "Grantees");

WITNESSETH:

That Burton W. Wiand was appointed as Receiver for the Property, as hereinafter described, pursuant to that certain Order Appointing Receiver in *Securities and Exchange Commission v. Arthur Nadel, et al.*; United States District Court, Middle District of Florida, Tampa Division, Case No. 8:09-cv-87-T-26TBM. The sale having been duly approved by Order of The United States District Court, Middle District of Florida, entered _____, 2017 (hereinafter referred to as the "Order" and attached hereto as Exhibit A and incorporated herein by this reference).

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees all of Grantor's right, title and interest in and to all that certain tract or parcel of land lying and being in Buncombe County, North Carolina, being more particularly described in Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever, in as full and ample a manner as the same was held by Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this Receiver's Deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness signature

Burton W. Wiand, Receiver

Printed name

Witness signature

Printed name

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Burton W. Wiand, Receiver.

Notary Public
Print

Name: _____

My Commission

Expires: _____

Personally Known _____ (OR) Produced Identification _____

Type of identification produced _____

EXHIBIT A TO RECEIVER'S DEED

COURT ORDER

**UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION**

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

ARTHUR NADEL,
SCOOP CAPITAL, LLC,
SCOOP MANAGEMENT, INC.,

Defendants.

CASE NO.: 8:09-cv-0087-T-26TBM

SCOOP REAL ESTATE, L.P.,
VALHALLA INVESTMENT PARTNERS, L.P.,
VALHALLA MANAGEMENT, INC.,
VICTORY IRA FUND, LTD,
VICTORY FUND, LTD,
VIKING IRA FUND, LLC,
VIKING FUND, LLC, AND
VIKING MANAGEMENT, LLC.

Relief Defendants.

ORDER

Before the Court is the Receiver's Unopposed Verified Motion for Approval of Sale of Undeveloped Land Located in Buncombe County, North Carolina (the "Motion") (Dkt. ____). Upon due consideration of the Receiver's powers as set forth in the Order Appointing Receiver (Dkt. 8), the Orders Reappointing Receiver (Dkts. 140, 316, 493, 935, and 985), and applicable

law, it is **ORDERED AND ADJUDGED** that the Motion is **GRANTED**.

The sale of the vacant Lot #110 of Bird Creek Estates, better known as Parcel Number 0636-99-8907-00000, located in Buncombe County, North Carolina, pursuant to the Purchase and Sale Agreement attached as Exhibit ____ to the Motion, is hereby approved.

The Court finds that the Receiver has substantially complied with the provisions of 28 U.S.C. § 2001, and the Receiver is hereby directed to transfer free and clear of all claims, liens, and encumbrances to Christopher G. Metz and Mary Anne Lovely-Metz, husband and wife, by way of a Receiver's Deed, pursuant to Purchase and Sale Agreement, title to the real property located in Buncombe County, North Carolina.

DONE and **ORDERED** in chambers in Tampa, Florida this ____ day of _____, 2017.

RICHARD A. LAZZARA
UNITED STATES DISTRICT JUDGE

COPIES FURNISHED TO:
Counsel of Record

EXHIBIT B TO RECEIVER'S DEED

LEGAL DESCRIPTION

Being all of **Lot 110** of **Bird Creek Estates** as shown on that plat recorded in **Plat Book 46, at Page 163** of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described Property is conveyed together with the non-exclusive appurtenant right, privilege and easement over and upon the subdivision roads as shown on the above-referenced Plat and any other subdivision plats of record for ingress, egress and regress from the above-referenced Property to any state maintained road.

The above-described property is a portion of that property conveyed in that deed recorded in Record Book 3501, at Page 52 of the Buncombe County, NC Register's Office.



Buncombe County, North Carolina

This map has been developed for use by the tax assessment process, and is not of survey quality.

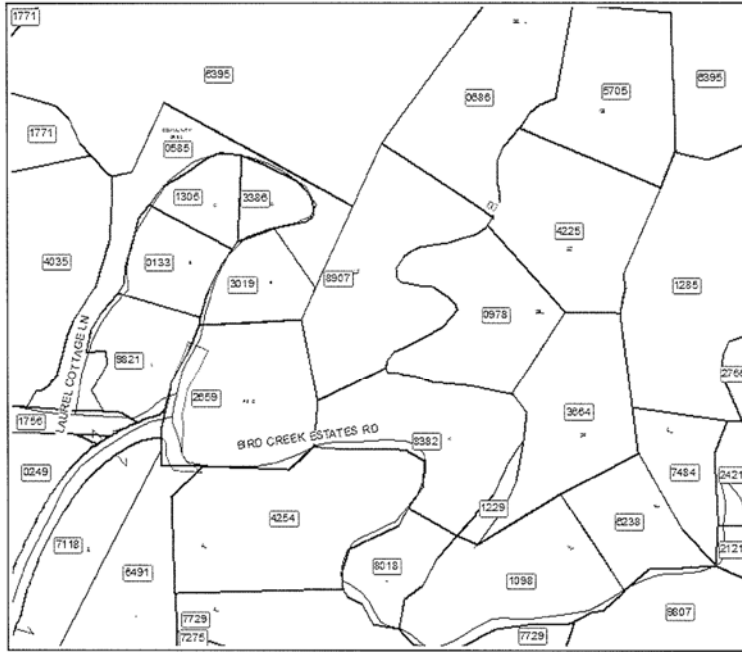
This property map is not a survey and should NOT be used as a survey.

Grid is based on the North Carolina State Plane Coordinate System 1983 North American datum



063699890700000

6/13/2017



Buncombe County, North Carolina

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Grid is based on the North Carolina State Plane Coordinate System 1983 North American datum



063699890700000

One Parcel Selected

Township: 28

Pin Number : 0636-99-8907-00000

Owner: BURTON W WIAND (RECEIVER)

Account: 82613981

Situs Address: 99999 OLD FORT RD

Acreage: 5.95

Deed Date: 01/21/ 2009

Deed Book/Page: CV87/T26T

Plat Book/Page: 0046/0058

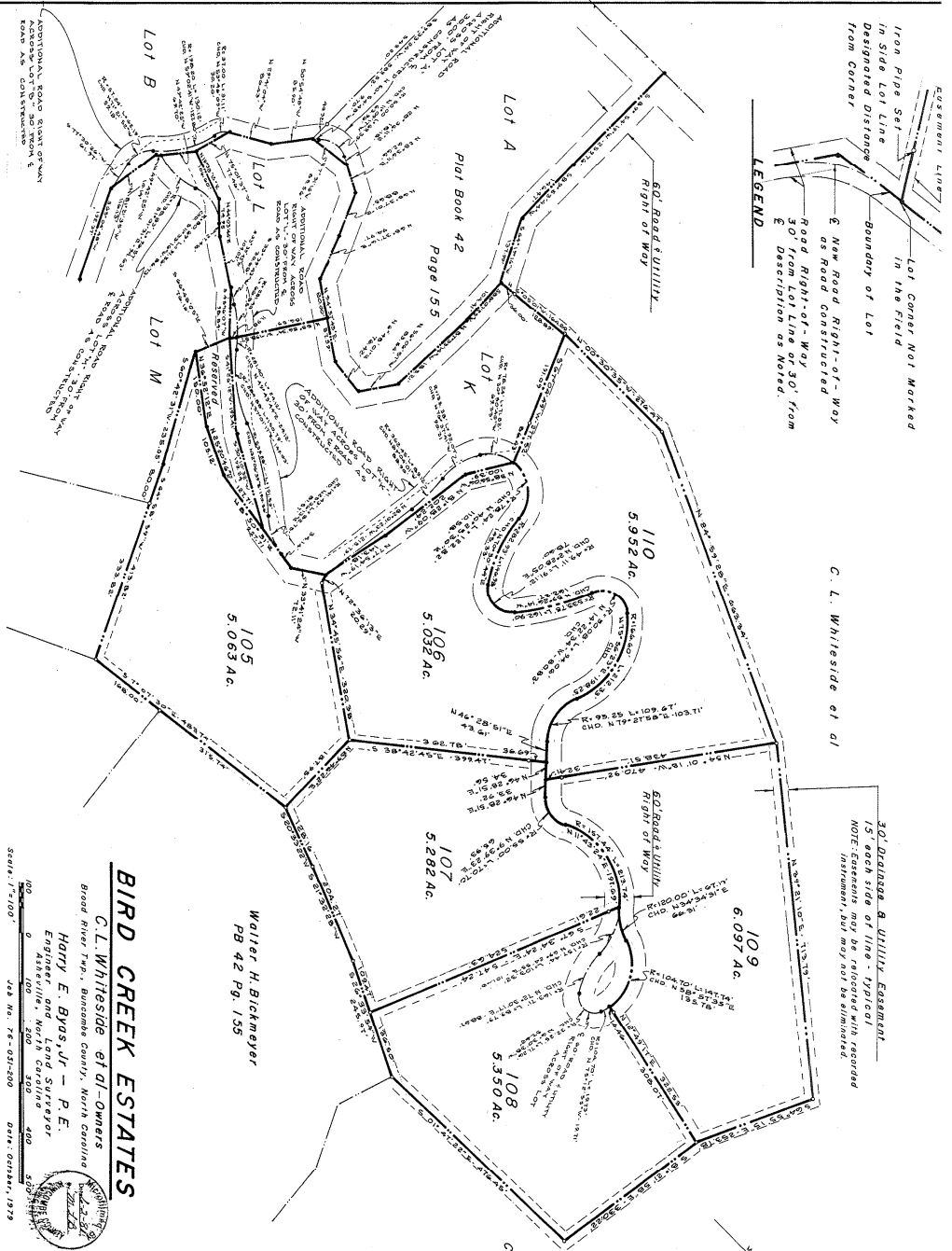
Tax Value: 36600

Total Market Value: 36600

Total Appraised Value: 36600

PB
46-163

44/16



C. L. Whiteside et al

I, JAMES C. BATES, of the County of Buncombe, State of North Carolina, do hereby certify that the foregoing plat of land is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Buncombe, North Carolina, and that the same is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Buncombe, North Carolina, and that the same is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Buncombe, North Carolina.

Witness my hand and the seal of my office this 14th day of October, 1973.

Notary Public
 My Commission Expires _____
 Registered No. 11139

STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE
 I, JAMES C. BATES, of the County of Buncombe, State of North Carolina, do hereby certify that the foregoing plat of land is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Buncombe, North Carolina, and that the same is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Buncombe, North Carolina, and that the same is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Buncombe, North Carolina.

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