

APN: 1318-23-810-108

**Recording Requested By and  
When Recorded Mail To:**

Jeffrey K. Rahbeck, Esq  
Post Office Box 435  
Zephyr Cove, Nevada 89448

**Mail Tax Statements to:**

Joseph A. Troychak  
Post Office Box 6416  
Stateline, Nevada 89449



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KAREN ELLISON, RECORDER

E07

**QUITCLAIM DEED**

THIS INDENTURE, made this 30<sup>th</sup> day of October, 2014, by and between JOSEPH A. TROYCHAK and LISA M. TROYCHAK, party of this first part, and JOSEPH A. TROYCHAK and LISA M. TROYCHAK, Trustees of THE TROYCHAK 2014 FAMILY TRUST, dated October 30, 2014, party of the second part.

**WITNESSETH:**

That the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hereby releases and forever quitclaims unto the said party of the second part forever, that certain piece and parcel of real property described in Exhibit "A" attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to the survivor forever.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first written above.

J. Troychak  
JOSEPH A. TROYCHAK, [REDACTED]

Lisa M. Troychak  
LISA M. TROYCHAK, [REDACTED]

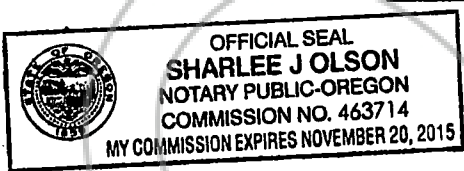
**ACKNOWLEDGEMENT**

STATE OF OREGON     )  
                                  ) ss.  
COUNTY OF Clackamas

On the 30 day of October, 2014, before me, Sharlee Olson, a Notary Public, personally appeared JOSEPH A. TROYCHAK and LISA M. TROYCHAK, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

I declare under Penalty of Perjury under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. [Signature]  
NOTARY PUBLIC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel I:

Lot 7, Block F, as shown on the Official Map of Kingsbury Meadows Subdivision, recorded in the Office of the County Recorder on July 5, 1955, in Book 1 of Maps, as Document No. 10542.

Parcel II:

An Easement for ingress, egress and utility purposes 10 feet in width over, across and under that existing roadway on Lot 6, Block F Map above referred to:

Subject to access and parking easements over Portions of Lot 7 which bears South  $89^{\circ}48'36''$  West 68.0 feet from the Southeast corner of said Lot 7;

Thence from said point along said South Line South  $89^{\circ}48'36''$  West 23.0 feet;

Thence along an existing paved roadway North  $31^{\circ}01'42''$  East 77.18 feet to a point on the North line of said Lot 7;

Thence along North Line  $89^{\circ}48'36''$  East 16.0 feet;

Thence along an existing paved roadway South  $26^{\circ}22'30''$  West 73.79 feet to the point of beginning.

Also beginning at a point on the North Line of said Lot 7 which bears North  $89^{\circ}48'36''$  East 25.0 feet from the Northwest corner of said Lot 7;

Thence South  $40^{\circ}$  West 13.0 feet;

Thence South  $57^{\circ}$  West 45.0 feet;

Thence North  $40^{\circ}27'48''$  West 11.07 feet;

Thence North  $06^{\circ}00'$  West 26.0 feet to the true point of beginning.

Assessor's Parcel Number 1318-23-810-108

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)  
 a) 1318-23-810-108  
 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
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY  
 Notes: Trust OK - J

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: 7  
 b. Explain Reason for Exemption: Transfer to a trust without consideration

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 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 J. Rahbech, Esq. Capacity Att'y for Transferor  
 Signature J. Rahbech Capacity Att'y for Transferee

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
(REQUIRED)	(REQUIRED)		
Print Name: <u>Joseph &amp; Lisa Troychak</u>	Print Name: <u>Joseph &amp; Lisa Troychak</u>	<u>Trustees of The Troychak 2014 Family Trust</u>	
Address: <u>Box 6416</u>	Address: <u>Box 6416</u>		
City: <u>Stardine</u>	City: <u>Stardine</u>		
State: <u>Nv</u> Zip: <u>89449</u>	State: <u>Nv</u> Zip: <u>89449</u>		

COMPANY/PERSON REQUESTING RECORDING  
 (REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Jeff Rahbech Escrow # \_\_\_\_\_  
 Address: Box 435  
 City: Zephyr Cove, Nv State: Nv Zip: 89448