

APN: 1318-15-610-002

**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



00012336201508607410040042

KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

THIS INDENTURE, made this 30th 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 as follows:

See Exhibit "A" attached.

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.

JOSEPH A. TROYCHAK,

LISA M. TROYCHAK,

ACKNOWLEDGEMENT

STATE OF OREGON)
) ss.
COUNTY OF Clackamas

On the 30TH 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

The land referred to herein below is situated in the City of Zephyr Cove, County of Douglas, State of Nevada, and is described as follows:

Parcel 1:

Lot 2, Block C, as shown on the map of ROUND HILL VILLAGE UNIT NO. 3 filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965 in Book 36 at Page 131 as Document No. 30185, Official Records.

Parcel 2:

Together with an appurtenant easement for maintenance of a block wall and landscaping as conveyed in that Grant of Easement dated February 19, 1988 filed for record in the office of the County Recorder of Douglas County, State of Nevada on February 24, 1988, in Book 288, at Page 3209, as Document No. 173092, Official Records.

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)
 a) 1318-15-610-002
 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'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

| |
|---------------------------------|
| FOR RECORDERS OPTIONAL USE ONLY |
| Notes: <u>Trust OK - J</u> |

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 JJ Rahbeck, Esq. Capacity Att'y for Transferor
 Signature JJ Rahbeck Esq Capacity Att'y for Transferee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

| | |
|---|--|
| (REQUIRED) | (REQUIRED) |
| Print Name: <u>Joseph & Lisa Troychak</u> | Print Name: <u>Joseph & Lisa Troychak Trustees of The Troychak 2014 Family Trust</u> |
| Address: <u>Box 6416</u> | Address: <u>Box 6416</u> |
| City: <u>State Line</u> | City: <u>State Line</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 Rahbeck Escrow # _____
 Address: Box 435
 City: Zephyr Cove State: Nv. Zip: 89448