

12540 Camino Diablo, Ste 200  
Walnut Creek, CA 94597

**RECORDING REQUESTED BY:**  
Nancy A. Gibbons, A Law Corporation



KAREN ELLISON, RECORDER E07

**WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:**

STEPHEN OLDROYD, Trustee  
VICKY OLDROYD, Trustee  
1388 Pine Avenue  
San Jose, California 95125

**APN: 1318-23-510-025**

**TRUST TRANSFER DEED**

The undersigned Grantors declare:

Documentary transfer tax is \$-0-

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area:

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art. 13A Section 1 et. seq.) The undersigned Grantors declare under penalty of perjury that the following is true and correct. THERE IS NO CONSIDERATION FOR THIS TRANSFER. There is No Documentary Transfer Tax due pursuant to Revenue & Taxation Code 11930. Grantee is a Trust for the benefit of the Grantors. This is a TRUST TRANSFER under Section 62 of the Revenue and Taxation Code.

GRANTORS: STEPHEN R. OLDROYD and VICKY D. OLDROYD, Husband and Wife

hereby GRANT to: STEPHEN OLDROYD and VICKY OLDROYD, Trustees of the OLDROYD FAMILY LIVING TRUST, dated August 22, 2016

the real property located in the County of Douglas, State of Nevada, commonly known as 305 Cedar Drive and more specifically described as:

**LOT 15, IN BLOCK D, OF TERRACE VIEW HEIGHTS SUBDIVISION, AS SHOWN ON THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 10, 1964, AS DOCUMENT NO. 25806.**

\_\_\_\_\_  
Stephen R. Oldroyd Date: August 22, 2016

\_\_\_\_\_  
Vicky D. Oldroyd Date: August 22, 2016



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-23-510-025  
 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: <u>SD Trust Verified</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: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: This is a transfer into the Owners' Revocable Trust  
w/o consideration

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 Stephen R. Oldroyd Capacity Seller

Signature Vicky D. Oldroyd Capacity Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Stephen R. Oldroyd and Vicky D. Oldroyd  
 Address: 1388 Pine Avenue  
 City: San Jose  
 State: CA Zip: 95125

Print Name: Stephen Oldroyd and Vicky Oldroyd, Trustees of  
 Address: 1388 Pine Avenue  
 City: San Jose  
 State: CA Zip: 95125

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Nancy A. Gibbons, A Law Corporation Escrow # \_\_\_\_\_  
 Address: 2540 Camino Diablo, Suite 200  
 City: Walnut Creek State: California Zip: 94597

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)