

DOUGLAS COUNTY, NV
RPTT:\$2652.00 Rec:\$35.00
\$2,687.00 Pgs=2
2018-915848
06/21/2018 01:08 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-15-111-023

Escrow No. 00237085 - 001 - 15
RPTT 2,652.00
When Recorded Return to:
Eric Troska
4770 Livery Road
Reno, NV 89521
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That Joseph W. Hayes, an unmarried man and Margaret A. Aikin, a widow, as joint tenants with right of survivorship

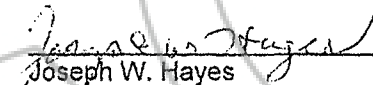
In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Eric N. Troska and Melanie D. Troska, husband and wife as community property

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

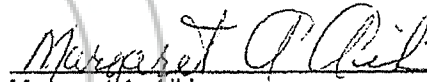
See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 19 day of June, 2018



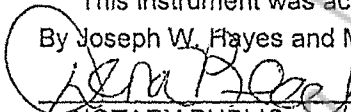
Joseph W. Hayes



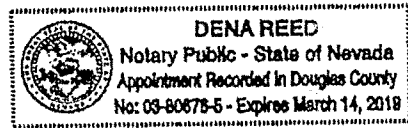
Margaret A. Aikin

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 6-19-18,
By Joseph W. Hayes and Margaret A. Aikin.



NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Unit No. 74, of PINEWILD UNIT NO. 2, A Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 23, 1973, in Book 1073, Page 1058, as Document No. 69660.

PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1 above.

PARCEL 3:

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417, of the real property description on the Subdivision Map referred to in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 11, 1974, in Book 374, Page 193 of Official Records, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 9, 1977, in Book 377, Page 411, of Official Records, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of parcel 3 above.

SPACE BELOW FOR RECORDER

1. APN: 1318-15-111-023

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document Instrument No.:
Book: _____ Page: _____
Date of Recording:
Notes:

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$680,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$680,000.00
 Real Property Transfer Tax Due: \$ 2,652.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 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 <u>Joseph W. Hayes</u>	Capacity <u>grantor</u>
Signature <u>Margaret A. Aikin</u>	Capacity <u>grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Joseph W. Hayes and Margaret A. Aikin</u>	Print Name: <u>Eric Troska and Melanie D. Troska</u>
Address: <u>P.O. Box 10350</u>	Address: <u>4770 Livery Road</u>
City/State/Zip: <u>Zephyr Cove NV 89448</u>	City/State/Zip: <u>Reno NV 89521</u>
COMPANY REQUESTING RECORDING	
Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00237085-001</u>
Address: <u>1450 Ridgeview Dr., Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)