

**APN: 1418-27-210-014**

**AFTER RECORDING RETURN TO:**

Mark W. Knobel, Esq.  
McDONALD CARANO LLP  
100 West Liberty Street, 10<sup>th</sup> Floor  
Reno, Nevada 89501

**GRANTEES' ADDRESS IS &  
MAIL TAX STATEMENTS TO:**

James P. and David S. Czajkowski, Trustees  
P.O. Box 70442  
Zephyr Cove, Nevada 89448

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

**QUITCLAIM DEED**

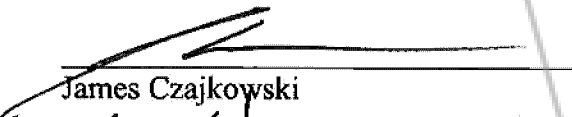
THIS DEED is entered into this 3/9, 2021, between James Czajkowski and David Sylvian-Czajkowski, a married couple, as joint tenants, as Grantors, and James P. Czajkowski and David Sylvian-Czajkowski, Trustees of the James P. and David S. Czajkowski Trust, dated March 9, 2021, as Grantees.


Grantors, without consideration, hereby quitclaim and convey to Grantees, in trust, and to their successors in trust, all of their right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly known as 1444 Pittman Terrace, Glenbrook, NV 89413, and more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances, including easements water permits and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantees, and to their successors in trust.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

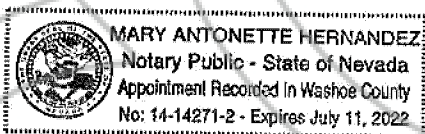
  
James Czajkowski

  
David Sylvian-Czajkowski

STATE OF NEVADA     )  
                                  )ss:  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on March 9, 2021, by James Czajkowski and David Sylvian-Czajkowski.

  
Notary Public



**Exhibit "A"**  
**APN: 1418-27-210-014**

**All that certain real property situate in the County of Douglas, State of Nevada, described as attached hereto and incorporated hereto by reference.**

**THE ATTACHED LEGAL DESCRIPTION WAS OBTAINED FROM THE LAST RECORDED DOCUMENT, DOCUMENT NUMBER 2018-915748, RECORDED on 06/19/2018 AT THE DOUGLAS COUNTY, NEVADA RECORDER'S OFFICE.**

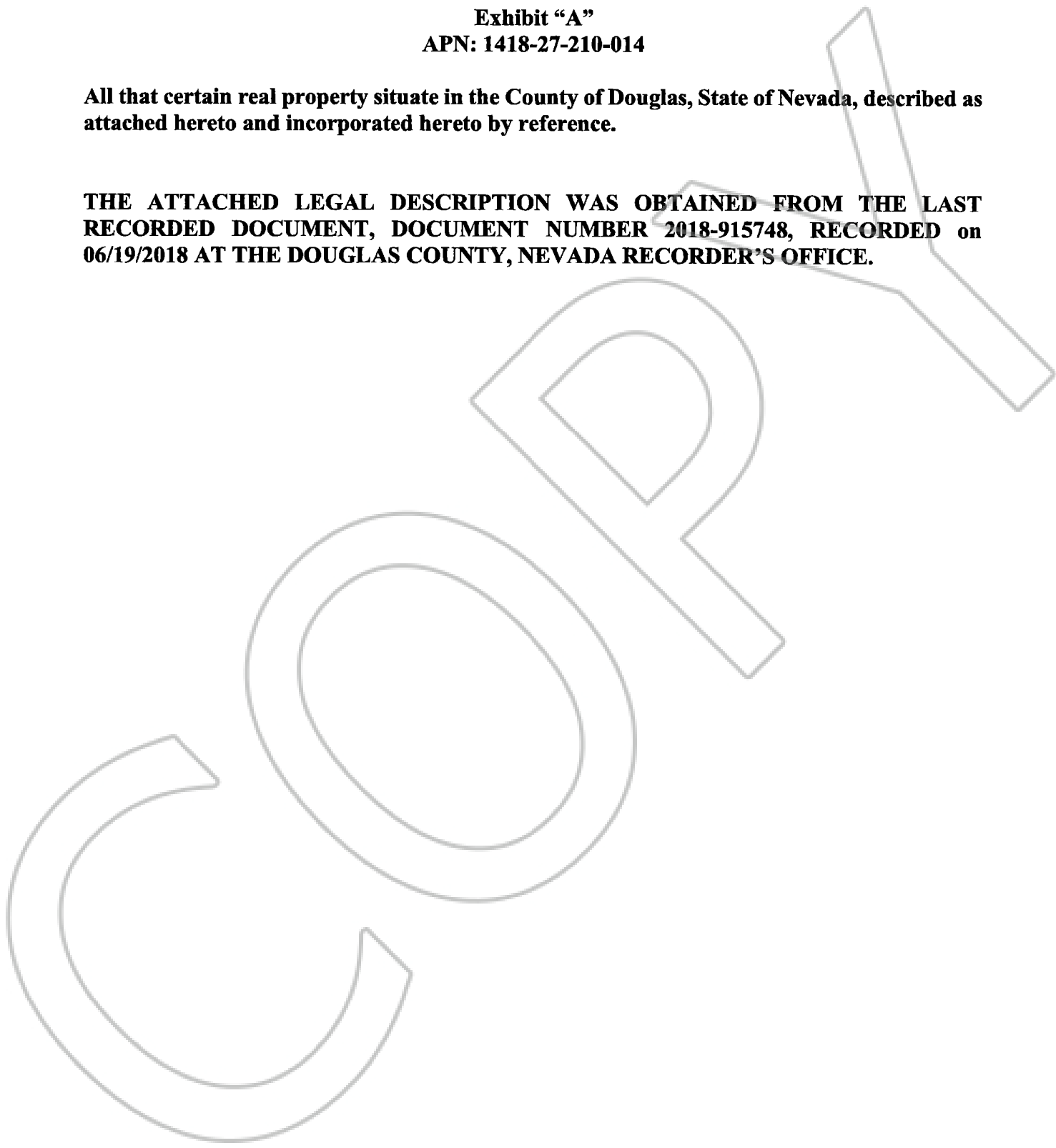


Exhibit A

Parcel No. 1:

The Southerly 25 feet of Lot 12 measured at a right angle from the Northwestern end line of said Lot and running parallel to and 25 feet distant from the Southeasterly side line of said Lot extended to the most Southerly line of Pittman Terrace, all of Lot 13 and the Northerly 25 feet of Lot 14, measured at a right angle from the Northwestern end line of said Lot and running parallel to and 25 feet distant from the Northwestern side line of said Lot extended to the most Southerly line of Pittman Terrace, as said Lots are shown on the map of Subdivision No. 1, Caverock Cove, Ltd., Tract, Section 27, Township 14 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada on the 26<sup>th</sup> day of September, 1936, as Document No. 3331.

Parcel No. 2:

Those strips of land lying between the Northwestern end line of each lot or portion of lot described in Parcel 1 here-in-above and the low water line of Lake Tahoe and lying between the side lines of each of said lots or portions of lots extended to the low water line of Lake Tahoe, further described in Decree Quietng Title, recorded December 9, 2014, as Document No. 2014-854132, Official Records, Douglas County, Nevada, as follows:

All that portion of Subdivision No. 1, Caverock Cove, Ltd., filed for record on September 26, 1936, as Document 3331;

Beginning at the Northwestern corner of Parcel 1 per that certain Grant, Bargain and Sale Deed recorded on October 7, 2010, as Document No. 771799, Douglas County Records;

Thence North 52°06'20" West 79.1 feet more or less to a point on the approximate Low-Water Line of Lake Tahoe, at elevation 6223.0 feet, Lake Tahoe Datum;

Thence Northerly along said approximate Low-Water Line the following 5 courses:

North 19°09'02" East 12.18 feet;  
North 42°24'58" East 20.64 feet;  
North 57°55'20" East 28.49 feet;  
North 74°46'30" East 34.88 feet;  
North 48°09'53" East 14.56 feet;

Thence leaving said approximate Low-Water Line South 50°03'20" East 63.4 feet more or less to the Northeast corner of said Parcel 1;

Thence Southwesterly along said Parcel 1 South 46°38'14" West 100.00 feet to the Point of Beginning.

SPACE BELOW FOR RECORDER

---

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1418-27-210-014
- 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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Trust OK - JS</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: This property is being transferred into the James P. and David S. Czajkowski Trust, without 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 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 *David Sylvian-Czajkowski* Capacity for Grantor/Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED) James P. Czajkowski

Print Name: David Sylvian-Czajkowski

Address: P.O. Box 70442

City: Zephyr Cove

State: NV Zip: 89448

## BUYER (GRANTEE) INFORMATION

(REQUIRED) James P. Czajkowski and David Sylvian-Czajkowski, Trustees

Print Name: the James P. and David S. Czajkowski Trust

Address: P.O. Box 70442

City: Zephyr Cove

State: NV Zip: 89448

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: McDonald Carano LLP Escrow # \_\_\_\_\_

Address: P.O. Box 2670

City: Reno State: NV Zip: 89505