

DOUGLAS COUNTY, NV  
RPTT:\$5460.00 Rec:\$40.00  
\$5,500.00 Pgs=3  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**2021-969724**

**06/25/2021 12:49 PM**

A.P.N.: 1318-15-610-002

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Paul McCafferty Ryan and Rika Soma Ryan  
137 Kaiolena Drive  
Kailua, HI 96734

Escrow No.: ZC3124-JL

RPTT \$5,460.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

The Troychak 2014 Family Trust dated October 30, 2014

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Paul McCafferty Ryan and Rika Soma Ryan, As Joint Tenants With Full Rights of Survivorship**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

The Troychak 2014 Family Trust dated October 30, 2014

JAT Trustee  
By: Joseph A. Troychak, Trustee

LMT Trustee  
By: Lisa M. Troychak, Trustee

STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on

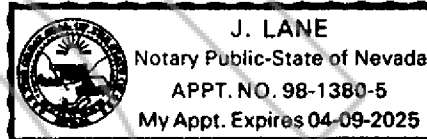
6-7-2021

by Joseph A. Troychak and Lisa M., Troychak.

J Lane

Notary Public

(seal)



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lot 2, in Block C, as shown on the map entitled 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.

APN: 1318-15-610-002

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-15-610-002
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	<u>\$1,400,000.00</u>
Transfer Tax Value	<u>(0.00)</u>
Real Property Transfer Tax Due:	<u>\$1,400,000.00</u>
	<u>\$5,460.00</u>

**4. If Exemption Claimed:**

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

**5. Partial Interest: Percentage being transferred: 100.00 %**

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  By: Christine Adams - Agent  
Signature \_\_\_\_\_ Paul McCafferty Ryan

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: The Troychak 2014 Family Trust dated  
October 30, 2014  
Address: PO Box 6416  
Stateline, NV 89449

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Paul McCafferty Ryan  
Address: 137 Kaiolena Drive  
Kailua, HI 96734

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow #: ZC3124-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**