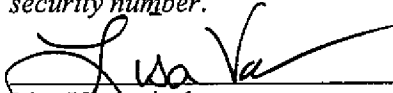


*This document does not contain a social security number.*

  
Lisa Vaclavicek

**APN: 1318-15-111-049**

**RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO/GRANTEE'S ADDRESS:**

ERIC TROSKA and MELANIE TROSKA, Trustees  
TROSKA LIVING TRUST  
PO Box 953  
Zephyr Cove, NV 89448

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

ERIC TROSKA and MELANIE TROSKA,  
husband and wife as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

ERIC TROSKA and MELANIE TROSKA, Trustees,  
or their successors in interest, of the  
TROSKA LIVING TRUST dated February 14, 2022,  
and any amendments thereto.


ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

It is the intent of TROSKA LIVING TRUST, husband and wife, and Trustors of the Grantee trust identified above, to own the interest in real property described in Exhibit "A" in the trust as their community property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

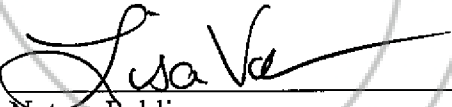
WITNESS our hands, this 1st day of May, 2023.

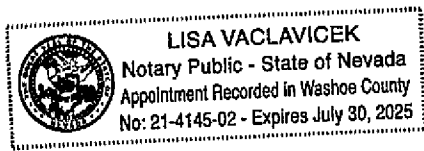
  
\_\_\_\_\_  
ERIC TROSKA

  
\_\_\_\_\_  
MELANIE TROSKA

STATE OF NEVADA                     }  
  }ss:  
COUNTY OF WASHOE            }

This instrument was acknowledged before me, this 1st day of May, 2023, by ERIC TROSKA and MELANIE TROSKA.

  
\_\_\_\_\_  
Notary Public



## **EXHIBIT “A”**

### **Legal Description:**

#### **PARCEL 1:**

Unit 100, of Pinewild, Phase 2, a Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on October 23<sup>rd</sup>, 1973, 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 interests are set forth and further delineated by percentages in Book 377 on Pages 417 through 421, 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.

**APN: 1318-15-111-049**

**Property Address: 600 Hwy 50, Unit 100, Zephyr Cove, NV 89448**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-111-049  
 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'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - js</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ 0.00  
 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: A transfer to/from a trust, made 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 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 [Signature] Capacity \_\_\_\_\_ Grantor \_\_\_\_\_

Signature [Signature] Capacity \_\_\_\_\_ Grantor \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

ERIC TROSKA  
 Print Name: MELANIE TROSKA  
 Address: PO Box 953  
 City: Zephyr Cove  
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

TROSKA LIVING TRUST  
 Print Name: TROSKA LIVING TRUST  
 Address: PO Box 953  
 City: Zephyr Cove  
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

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