

**RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:**

MOBO LAW, LLP  
Attn: Erica L. Shepard, Esq.  
10343 High Street, Suite One  
Truckee, California 96161

**MAIL TAX STATEMENTS TO:**

Paul M. Ryan and Rika S. Ryan, Trustees  
Post Office Box 1143  
Zephyr Cove, Nevada 89448

APN: 1318-15-610-002

**TRUST TRANSFER DEED**

The undersigned grantor claims: Documentary transfer tax is \$0.00. No consideration given - change in formal title only. See NOTE 1, below.

**FOR NO CONSIDERATION**, Paul McCafferty Ryan and Rika Soma Ryan, as joint tenants with right of survivorship ("Grantors"),

**Hereby GRANT** to Paul M. Ryan and Rika S. Ryan, Trustees of the Soma Trust dated February 22, 2023 ("Grantees"), the following described real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A.**

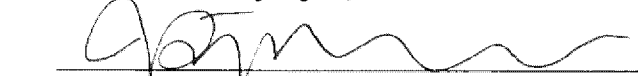
**Commonly known as: 330 Ute Way, Zephyr Cove, Nevada 89448.**

NOTE 1: This conveyance is a transfer of title to or from a trust without consideration and a certificate of trust is presented at the time of transfer, and this conveyance is therefore exempt from documentary transfer tax pursuant to NRS 375.090 Section 7.

Dated: February 22, 2023

  
\_\_\_\_\_  
Paul McCafferty Ryan, Grantor

Dated: February 22, 2023

  
\_\_\_\_\_  
Rika Soma Ryan, Grantor

**CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC**

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

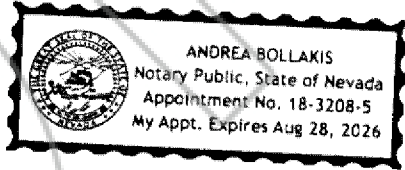
State of Nevada )  
 ) ss.  
County of Douglas )

On February 22, 2023, before me, Andrea Bollakis, Notary Public, personally appeared Paul McCafferty Ryan and Rika Some Ryan, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Andrea Bollakis  
Andrea Bollakis, Notary Public



## 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

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

- a) 1318-15-610-002
- 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        |  |                 |

**FOR RECORDERS OPTIONAL USE ONLY**

Notes: 3/8/23 Trust Ok~A.B.

**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 of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 [Signature] Capacity Grantor/Grantee  
 Signature [Signature] Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Paul M. Ryan & Rika S. Ryan  
 Address: Post Office Box 1143  
 City: Zephyr Cove  
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Paul M. Ryan & Rika S. Ryan, Trustees  
 Address: Post Office Box 1143  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: MOBO Law, LLP Escrow # N/A  
 Address: 10343 High Street, Suite One  
 City: Truckee State: CA Zip: 96161