

APN: 1420-05-443-005

When Recorded Return to/Requested By:  
**Gunderson Law Firm**  
**3895 Warren Way**  
**Reno, Nevada 89509**

Mail Tax Statements to:  
**William A. Case, Trustee**  
**The Paradigm Estate Trust**  
**60 Hawken Road**  
**Reno, Nevada 89519**

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any persons.  
(Pursuant to NRS 239b.030)

**GRANT, BARGAIN, SALE DEED**

For valuable consideration, the receipt of which is hereby acknowledged, William A. Case, an unmarried man

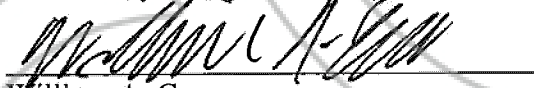
does hereby Grant, Bargain, Sell, and Convey to William A. Case, as Trustee of the Paradigm Estate Trust, u/a dated August 6, 2024

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.

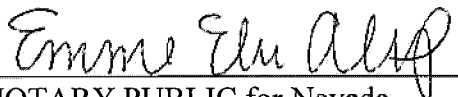
Witness my hand this 6th day of August, 2024.

  
\_\_\_\_\_  
William A. Case

STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on this 6th day of August, 2024 by William A. Case.

  
**EMMA ELISE ALTY**  
Notary Public - State of Nevada  
Appointment Recorded in Lyon County  
No: 22-9664-12 - Expires April 5, 2026

  
\_\_\_\_\_  
NOTARY PUBLIC for Nevada  
My commission expires: 4/5/26

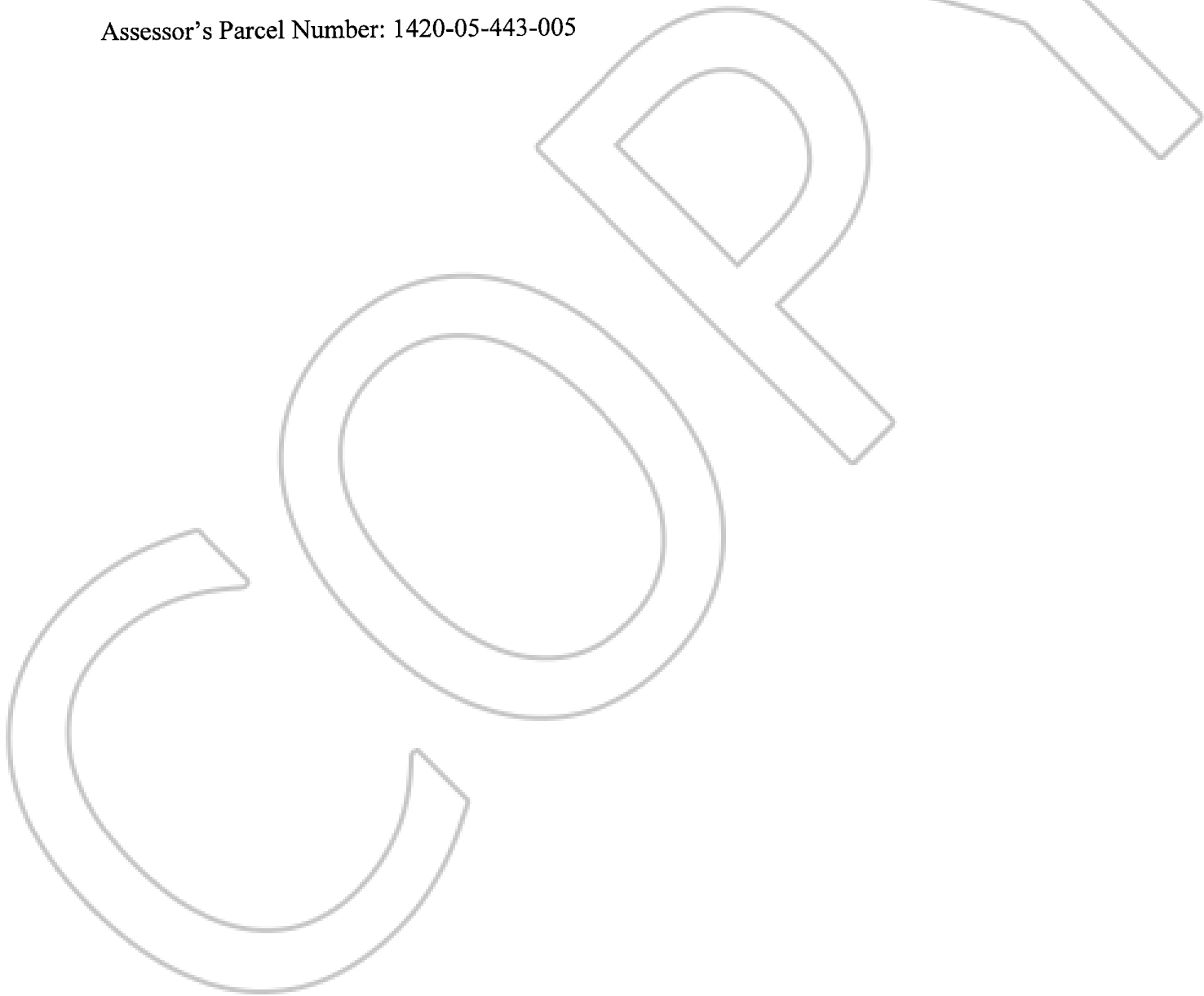
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 118, of Valley Knolls Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 20th, 2021, as Document No. 2021-978635.

NRS 111.312: The above legal description appeared previously in that certain document recorded on December 16, 2022, as Document No. 2022-992476 Official Records, Douglas County, Nevada.

Assessor's Parcel Number: 1420-05-443-005



# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1420-05-443-05
- 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>Verified Trust - 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: Transfer to a trust without consideration and presented with certificate of trust at time of transfer.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 \_\_\_\_\_ Capacity Attorney for Grantor  
 Signature \_\_\_\_\_ Capacity Attorney for Grantee

**SELLER (GRANTOR) INFORMATION      BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>William A. Case</u>	Print Name: <u>The Paradigm Estate Trust</u>
Address: <u>60 Hawken Road</u>	Address: <u>60 Hawken Road</u>
City: <u>Reno</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89519</u>	State: <u>NV</u> Zip: <u>89519</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Gunderson Law Firm      Escrow # \_\_\_\_\_  
 Address: 3895 Warren Way  
 City: Reno      State: NV      Zip: 89509