DOUGLAS COUNTY, NV

2023-999821

RPTT:\$0.00 Rec:\$40.00 \$40.00

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ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

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This document does not contain a social security pumber.

APN: 1320-14-001-009

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:

STEVEN B. GEIGER and DIANA L. GEIGER, Trustees STEVE AND DIANA GEIGER FAMILY TRUST 1567 Deseret Drive Minden, NV 89423

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,

STEVEN B. GEIGER and DIANA L. GEIGER, husband and wife as joint tenants with right of survivorship,

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

STEVEN B. GEIGER and DIANA L. GEIGER, Trustees, or their successors in interest, of the STEVE AND DIANA GEIGER FAMILY TRUST dated January 25, 2005, 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 STEVEN B. GEIGER and DIANA L. GEIGER, 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 17th day of August, 2023.

STEVEN B. GEIGER

DIANA L. GEIGER

STATE OF NEVADA

SS:

COUNTY OF DOUGLAS

This instrument was acknowledged before me, this 17th day of August, 2023, by STEVEN B. GEIGER and DIANA L. GEIGER.

Notary Public

REBECCA M. CONTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 21-8175-02 - Expires May 21, 2025

EXHIBIT "A"

Legal Description:

A parcel of land located within a portion of the West ½ of Section 14, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

Parcel 38-D as shown on Parcel Map for DONALD A. AND JANICE M. FOX AND DONALD AND BRENDA STUKEY, filed for record on November 16, 1994, in Book 1194, Page 2462, as Document No. 350738, of Official Records of Douglas County, Nevada.

APN: 1320-14-001-009

Property Address: 2100 East Valley Rd., Minden, NV 89423



| DECLARATION OF VALUE 1. Assessor Parcel Number(s) a) 1320-14-001-009 b) c) d) 2. Type of Property: a) Vacant Land b) V Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg f) Comm' I/Ind'l g) Agricultural h) Mobile Home i) Other 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: A transfer toffrem a trust, made without consideration. 5. Partial Interest: Percentage being transferred: 100 % The undersigned declaros 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, perform and Seller shall be jointly and severally liable for any additional amount owed. Signature Capacity Grantor SELLER (GRANTOR) INFORMATION (REQUIRED) STELLER (GRANTOR) IN | STATE OF NEVADA | |
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