

DOUGLAS COUNTY, NV

2023-999821

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

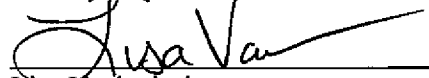
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ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.



Lisa Vaclavicek

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

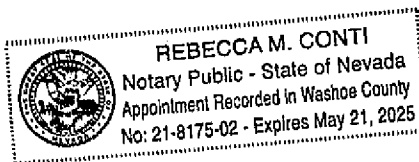


EXHIBIT "A"

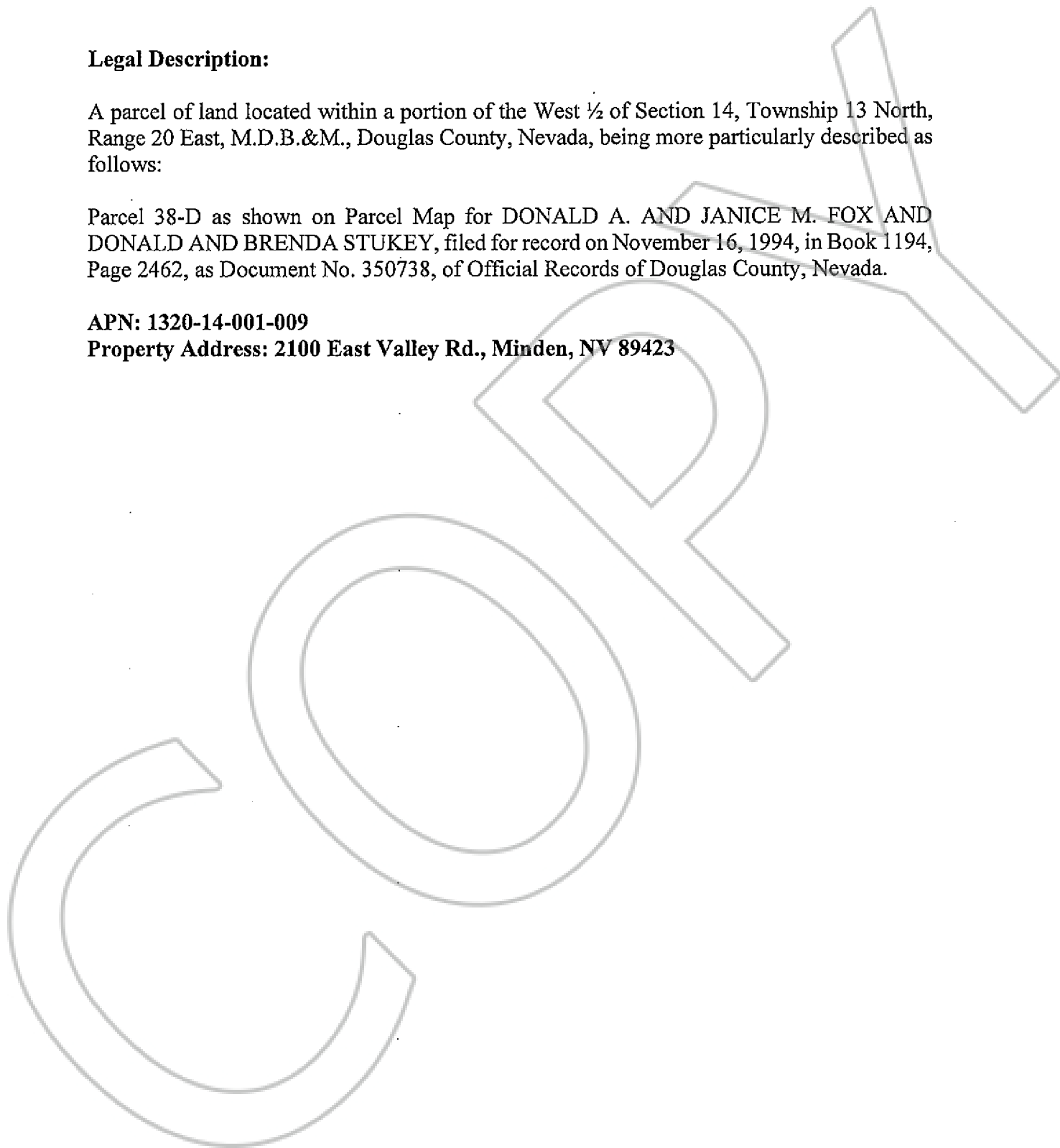
Legal Description:

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



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-14-001-009
 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 *Steven B. Geiger* Capacity _____ Grantor

Signature *Diana L. Geiger* Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

STEVEN B. GEIGER
 Print Name: DIANA L. GEIGER
 Address: 1567 Deseret Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: STEVE AND DIANA GEIGER FAMILY TRUST
 Address: 1567 Deseret Drive
 City: Minden
 State: NV Zip: 89423

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)