



SHAWNYNE GARREN, RECORDER E06

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 1220-22-410-178

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Grant, Bargain and Sale Deed

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Michael Geissinger

**RETURN TO: Name** Michael Geissinger

**Address** P.O. Box 1005

**City/State/Zip** Mammoth Lakes, CA 93546

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** Michael Geissinger

**Address** P.O. Box 1005

**City/State/Zip** Mammoth Lakes, CA 93546

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

Recording Requested By:

Michael Geissinger

When Recorded Mail This Deed To:

Michael Geissinger  
P.O. Box 1005  
Mammoth Lakes, CA 93546

APN: 1220-22-410-178

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That  
FOR NO CONSIDERATION, Michael Geissinger and Denise Geissinger, Co-Trustees of the  
Michael and Denise Geissinger Revocable Trust dated September 23, 2019  
Do hereby GRANT, BARGAIN, SELL and CONVEY to  
Michael Geissinger, Trustee of the Michael Geissinger Revocable Trust dated  
7/31, 2024

And to the heirs and assigns of such Grantee forever, all the following real property situated in  
the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:  
Lot 829 of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in  
the office of the County Recorder of Douglas County, State of Nevada on March 27, 1974, as  
Document No. 72456.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or  
appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated:

*Michael P. Geissinger*

Michael Geissinger

Dated:

7/29/24

Denise Geissinger

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 california }

County of san bernardino }

On July 29, 2024 before me, K. Davis  
(Here insert name and title of the officer)

personally appeared Michael Greissinger,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

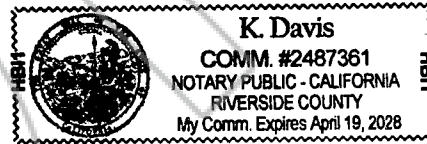
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



### INSTRUCTIONS FOR COMPLETING THIS FORM

#### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Recording Requested By:

Michael Geissinger

When Recorded Mail This Deed To:

Michael Geissinger  
P.O. Box 1005  
Mammoth Lakes, CA 93546

APN: 1220-22-410-178

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR NO CONSIDERATION, Michael Geissinger and Denise Geissinger, Co-Trustees of the Michael and Denise Geissinger Revocable Trust dated September 23, 2019

Do hereby GRANT, BARGAIN, SELL and CONVEY to

Michael Geissinger, Trustee of the Michael Geissinger Revocable Trust dated ~~7/31/2024~~ 7/30/2024, 2024

And to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

Lot 829 of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on March 27, 1974, as Document No. 72456.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 7/30/2024

Michael Geissinger

Dated: 7/30/2024

Denise Geissinger

# ACKNOWLEDGMENT

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 California  
County of PLUMAS

On 7/30/2024 before me, Stacey M. Estrada, Notary Public  
(insert name and title of the officer)

personally appeared Denise Geisinger  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-22-410-178  
 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  
 Other

|  |             |
|--|-------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |             |
| Book _____                             | Page: _____ |
| Date of Recording: _____               |             |
| Notes: _____                           |             |

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 6  
 b. Explain Reason for Exemption: Transfer between former spouses in compliance with a decree of divorce  
 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 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 *Jeffer M. Geisinger* Capacity: Attorney in fact  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Denise Geissinger  
 Address: 60128 Hwy 70  
 City: Cromberg  
 State: CA                      Zip: 96103

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael Geissinger  
 Address: PO Box 1005  
 City: Mammoth Lakes  
 State: CA                      Zip: 93546

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED