

Lincoln County

09/18/2003 11:46 FAX

0001/027

File No: 152-2075096 (PD)
A.P.N.: 002-192-05
When Recorded, Mail Tax Statements To:
Harold M. Austgen and Susan G. Austgen
P.O. Box 294
Panaca, NV 89042

R.P.T.T.: \$48.39

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Colleen J. Copron, as successor trustee for The John Lee Miller Trust dated April 1, 1987 and
Colleen Copron, as trustee for The Colleen J. Copron Trust dated April 1, 1987

do(es) hereby GRANT, BARGAIN, and SELL to

Harold M. Austgen and Susan G. Austgen, husband and wife as joint tenants with right of
survivorship

the real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of Lot One (1) in Block Fifty-four (54) of the Town of Panaca, Lincoln County,
Nevada, described as follows:

Beginning at the Northwest corner of said Lot 1 and running thence East 143.25;
Thence running South 120.75 feet;
Thence running West 143.25 feet;
Thence running North 120.75 feet to the place of beginning.

NOTE: The above metes and bounds legal description previously appeared in document
recorded March 9, 1988 in Book 84, page 233 as Instrument No. 92839 in the Office of the
County Recorder, Lincoln County, Nevada.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of
record.

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

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A.P.N.

Grant, Bargain and Sale Deed -
continued

File No.: 152-2075056 (M)

Date: 6-18-03

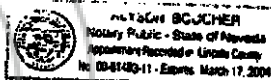
The John Lee Miller Trust dated April 1, 1997

Colleen J. Copron
Colleen J. Copron, Successor Trustee

The Colleen J. Copron Trust dated April 1,
1997

Colleen Copron
Colleen Copron, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF LINCOLN)



This instrument was acknowledged before me on

June 18, 2003 by

Colleen J. Copron,

of

and for

The John Lee Miller Trust dated April 1, 1997

Alvin Boucher-Longo

Notary Public

(My commission expires: March 17, 04)

STATE OF NEVADA)
 : ss.
COUNTY OF LINCOLN)

Lincoln County

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A.P.N.

Grant, Bargain and Sale Deed -
continued

File No.: 152-207508 (M)

This instrument was acknowledged before me on

JUNE 18, 2003 by

Colleen Copron,

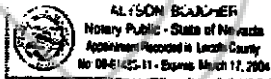
of

and for

The Colleen J. Copron Trust dated April 1,
1997

Alison Bowdler-Long
Notary Public

(My commission expires: MARCH 17, 04)



120358

FILED FOR RECORDING
AT THE REQUEST OF
Alison Bowdler-Long
2ND JUN 19 PM 3 50
LINCOLN COUNTY CLERK
FEE \$0.55
LESLIE BURGREN

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 002-182-03
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res
- c) Condo/Townhse
- d) 2-4 Flar
- e) Apt. Bldg.
- f) Comm/Vnd1
- g) Agricultural
- h) Mobile Home
- i) Other Land and Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument 120353
 Book 174 Page 207,209
 Date of June 19, 2003
 Notes _____

3. Total Value/Sales Price of Property:

\$30,750.00
 Deed in Lieu of Foreclosure Only (value of property) 0
 Transfer Tax Value: \$30,750.00
 Real Property Transfer Tax Due \$40.30

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.086, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.116, 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 disclosure of any incorrect information, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest of 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional taxes owed.

Signature: [Signature] Capacity: _____
 Signature: [Signature] Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: The John Lee Miller Trust dated April 1, 1997
 Address: P.O. Box 410
 City: Parsons
 State: NV Zip: 89042

(REQUIRED)
 Print Name: Harold M. Ausgen and Susan G. Ausgen
 Address: P.O. Box 284
 City: Parsons
 State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada File Number: 152-2078068 MJDSP
 Address: 756 Allanman Blvd, Ely, NV 89301, P.O. Box 197046
 City: Ely State: NV Zip: 89316

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Reprinted by First American Title Insurance Corp. 1/99