

126018

FILED FOR RECORDING
AT THE REQUEST OF

Cow County Title

2006 FEB 24 PM 3 54

LINCOLN COUNTY RECORDS
FEE 17.00
LESLIE BOUCHER

RPTT: \$107.25

Assessor's parcel: #02-074-09

RECORDING REQUESTED by and return to:
Cow County Title Company
761 S. Raindance Dr.
Fahrum, Nevada 89048
19032570

MAIL TAX STATEMENTS TO:
GRANTEES
%Marvelyn Loeser
PO Box 72
Panaca NV 89042

GRANT, BARGAIN AND SALE DEED

THE UNDERSIGNED AFFIRMS THAT THE FOLLOWING DOCUMENT DOES NOT
CONTAIN ANY INDIVIDUAL'S FEDERAL SOCIAL SECURITY NUMBER.

THIS INDENTURE, made this 23rd day of February, 2006,
between MARVELYN L. LOESER, a widow, of the County of Lincoln,
State of Nevada, the party of the first part, and HAROLD M.
AUSTGEN and SUSAN G. AUSTGEN, Trustees of THE HAROLD M. AND
SUSAN G. AUSTGEN REVOCABLE TRUST, dated July 25, 1997,

of the County of Lincoln, State of Nevada, the parties of the second part,

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to her in hand paid by the parties of the second part, and for other valuable considerations, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, more particularly bounded and described as follows, to-wit:

Lot 64 in SUN GOLD MANOR UNIT NO. 1, plat of which was recorded September 30, 1952, as Document No. 27842, in the Office of the County Recorder of Lincoln County, Nevada.

RESERVING UNTO GRANTOR a life estate in and to the real property described herein, together with ingress and egress thereto, for the natural life of the Grantor. Upon the death of the Grantor, or the Grantor's permanent admittance to a nursing home or other care facility, the herein reserved right to use and occupy the real property shall by reason of such death or admittance and without further action, terminate, and all right and interest

of the Grantor herein reserved shall terminate.

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand the day and year first above written.

MARVELYN L. LOESER
MARVELYN L. LOESER

STATE OF NEVADA)
 : ss.
County of Lincoln)

On this 24th day of February, 2006, personally appeared before me, a Notary Public, in and for the county and state aforesaid, MARVELYN L. LOESER, known to me or who proved to me to be the person, described in and who executed the above and foregoing instrument; who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and

///
///

affixed my official seal the day and year first above-
written.

C. L. Flavion-Arnhart

Notary Public

Document prepared by:
Mackedon, McCormick & King
179 South LaVerne Street
Fallon, Nevada 89406



**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: 126018
 Book: 217 Page: 428-431
 Date of Recording: Feb 21, 2006
 Notes: _____

1. Assessor Parcel Number(s):
 a) 02-074-09
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) _____ Vacant Land
 b) XX Single Family Res.
 c) _____ Condo/Townhouse
 d) _____ 2-4 Plex
 e) _____ Apartment Bldg.
 f) _____ Comm'l/Ind'l
 g) _____ Agricultural
 h) XX Mobile Home
 i) Other: _____

3. Total Value/Sales Price of Property \$ 30,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 27,500.00
 Real Property Transfer Tax Due: \$ 107.25

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

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 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: Marvelyn L. Loeser Capacity: _____
 Signature: Harold M. Austgen Capacity: _____

SELLER (GRANTOR) INFORMATION
 (required)
 Print Name: MARVELYN L. LOESER
 Address: PO BOX 72
 City/State/Zip: PANACA NV 89042

BUYER (GRANTEE) INFORMATION
 (required)
 Print Name: AUSTGEN REVOCABLE TRUST
 Address: PO BOX 284
 City/State/Zip: PANACA NV 89042

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: COW COUNTY TITLE Escrow No.: 19032570
 Address: 761 S. Raindance Drive
 City/State/Zip: Pahrump, NV 89048

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