

DOC # 0130707

12/20/2007

11:16 AM

Official Record

Recording requested By
SUSAN AUSTGEN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: LB

Book- 238 Page- 0177



0130707

ASSESSOR PARCEL NO.: 002-131-03

RECORDING REQUESTED BY:
Boyce, Gianni & Clark LLP

WHEN RECORDED MAIL TO:
BOYCE, GIANNI & CLARK LLP
1701 N. Green Valley Pkwy., Ste. 8-A
Henderson, NV 89074
Attn: Lisa Crawford

MAIL TAX STATEMENTS TO:
AUSTGENSTEIN, LLC
P.O. Box 583
Panaca, Nevada 89042

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: HAROLD AUSTGEN AND SUSAN AUSTGEN, as Trustees of THE HAROLD M. AND SUSAN G. AUSTGEN REVOCABLE TRUST DATED JULY 25, 1997, (Grantor's Address: 625 Wadsworth Road, Panaca, Nevada 89042) in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to AUSTGENSTEIN, LLC, a Nevada limited liability company (Grantee's Address: 503 Main Street, Panaca, Nevada 89042), all of their interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

The South Half (S½) of Lot Three (3) in Block Forty-Five (45), in the Town of Panaca, County of Lincoln, State of Nevada, as shown on the official map thereof recorded in Book 3 of Plats, Page 34, Lincoln County, Nevada and further described as follows: Beginning at the Southwest corner of said lot three and running thence East 264 feet; thence running North 132 feet; thence running West 264 feet; thence running South 132 feet to the point of beginning.

Subject to:

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



0130707

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hands this 20 day of Dec, 2007.

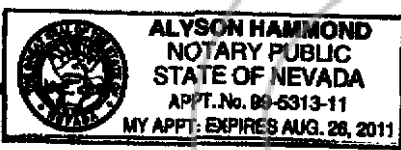
THE HAROLD M. AND SUSAN G. AUSTGEN
REVOCABLE TRUST DATED JULY 25, 1997

By: [Signature]
HAROLD AUSTGEN, Trustee

By: [Signature]
SUSAN AUSTGEN, Trustee

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)
 Lincoln

This instrument was acknowledged before me on 20 December, 2007, by
HAROLD AUSTGEN and SUSAN AUSTGEN.



[Signature]
Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

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SUSAN AUSTGEN

Lincoln County - NV
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Page 1 of 1 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
a) 002-131-03
b)
c)
d)

- 2. Type of Property:
a) Vacant Land
b) X Single Fam. Res.
c) Condo/Twnhse
d) 2-4 Plex
e) Apt. Bldg.
f) Com'l/Ind'l
g) Agricultural
h) Mobile Home
i) Other

FOR RECORDER'S OPTIONAL USE ONLY
Doc./Inst. #:
Book: Page:
Date of Recording:
Notes:

- 3. Total Value/Sales Price of Property: \$ N/A
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
b. Explain Reason for Exemption: THIS IS A TRANSFER OF TITLE TO A BUSINESS OWNED 100% BY GRANTOR

- 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: Capacity: GRANTOR

Signature: Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

The Harold M. and Susan G.
Austgen Revocable Trust Dated
Print Name: July 25, 1997
Address: 625 Wadsworth Road
City: Panaca
State: Nevada Zip: 89042

AUSTGENSTEIN, LLC
Print Name:
Address: 503 Main Street
City: Panaca
State: Nevada Zip: 89042

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: BOYCE, GIANNI & CLARK, LLP Escrow #: N/A
Address: 1701 N. Green Valley Pkwy., Suite 8-A
City, State, Zip: Henderson, Nevada 89074