

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: **\$16.00** Page 1 of 3
RPTT: \$156.00 Recorded By: HB
Book- 292 Page- 0005



A.P.N. 002-102-10
R.P.T.T. \$156.00
Escrow No. 48286

Recording Requested By:
Cow County Title Co.

Mail Tax Statements To:
Same as below

When Recorded Mail To:
PAUL A. ALLEN AND JENNIFER ALLEN
P O BOX 768
PANACA, NV 89042

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HAROLD M. AUSTGEN and SUSAN G. AUSTGEN, Trustees of THE HAROLD M. AUSTGEN AND SUSAN G. AUSTGEN REVOCABLE TRUST, dated July 25, 1997

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to PAUL A. ALLEN and JENNIFER ALLEN, husband and wife as joint tenants with rights of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

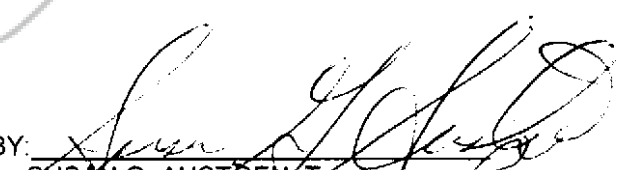
1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 3, 2014

THE HAROLD M. AUSTGEN AND SUSAN G. AUSTGEN REVOCABLE TRUST, dated July 25, 1997

BY: 
HAROLD M. AUSTGEN, Trustee

BY: 
SUSAN G. AUSTGEN, Trustee



0146536

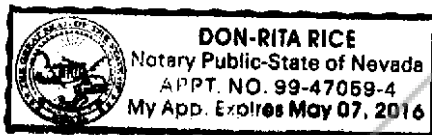
Book 292
Page: 6

01/02/2015
Page 2 of 3

State of NEVADA }
County of LINCOLN } ss.

This instrument was acknowledged before me on 12/8/14
by HAROLD M. AUSTGEN and SUSAN G. AUSTGEN

Signature: *Don-Rita Rice*
Notary Public Don-Rita Rice



COPY



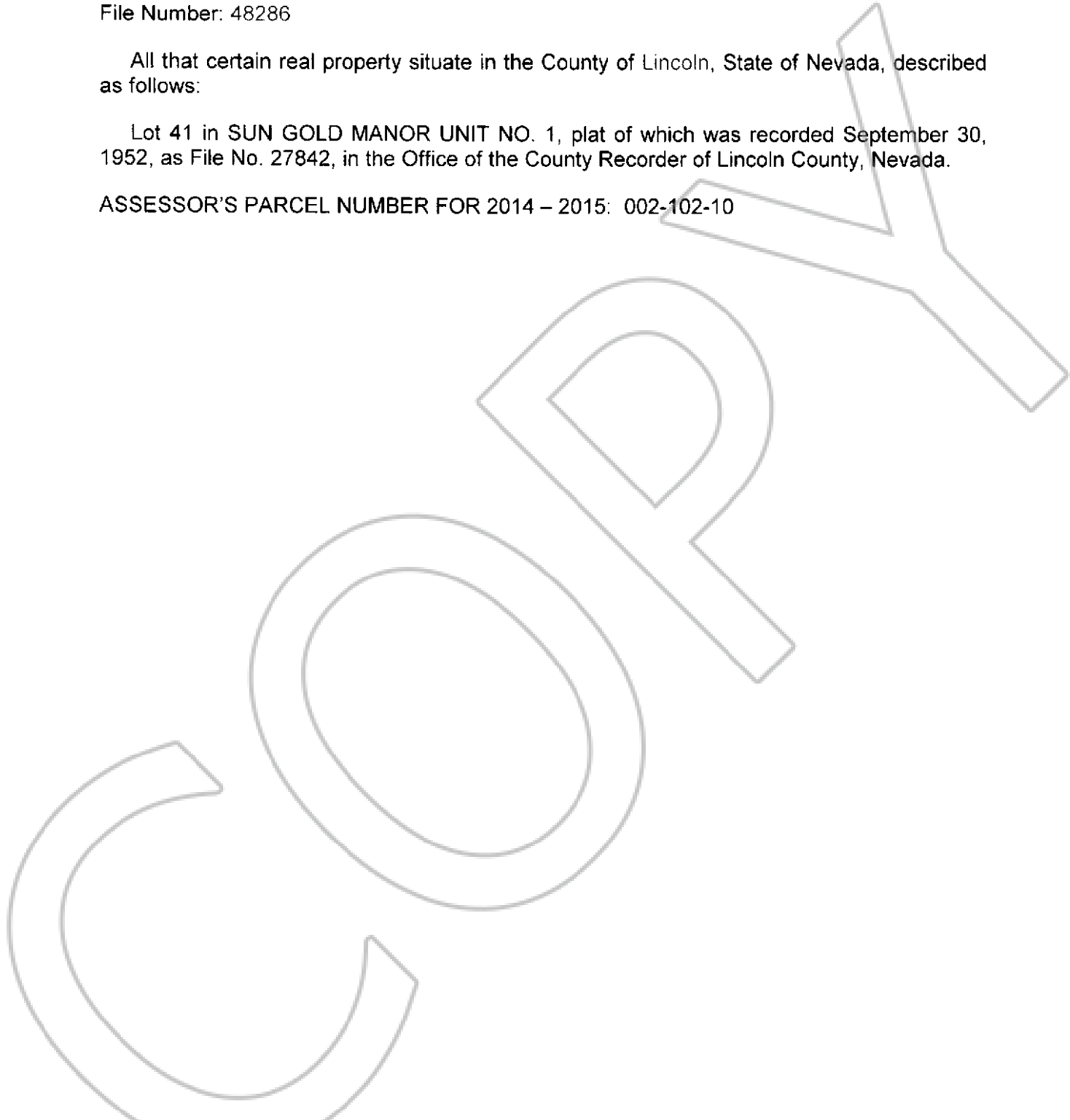
Exhibit A

File Number: 48286

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

Lot 41 in SUN GOLD MANOR UNIT NO. 1, plat of which was recorded September 30, 1952, as File No. 27842, in the Office of the County Recorder of Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2014 – 2015: 002-102-10



Recording requested By
 COW COUNTY TITLE COMPANY

**STATE OF NEVADA
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-102-10
 b) _____
 c) _____
 d) _____

FOR RECORDER'S USE	
Document/Instrument	_____
Book	_____
Date of Recording:	_____
Notes:	_____

Lincoln County - NV
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2. Type of Property
- | | |
|----------------------------------------------------|-----------------------------------------------------|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property \$40,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$40,000.00
 Real Property Transfer Tax Due: \$156.00

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: [Signature] Capacity: Seller/Grantor

Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

THE HAROLD M.
 AUSTGEN AND SUSAN G.
 AUSTEN REVOCABLE
 Print Name: TRUST, dated 7/25/1997
 Address: P O Box 284
 City/State/Zip Panaca, NV 48042

PAUL A. ALLEN
 JENNIFER ALLEN
 Print Name: _____
 Address: P O Box 768
 City/State/Zip Panaca, NV 89042

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 48286
P O Box 518, Pioche, Nevada 89043