

LINCOLN COUNTY, NV	2021-161504
\$329.50	
RPTT:\$292.50 Rec:\$37.00	10/15/2021 12:09 PM
TITLE DEEDS & NEEDS, LLC	Pgs=3 KC
OFFICIAL RECORD	
AMY ELMER, RECORDER	

APN NO: 002-103-20

**RECORDING REQUESTED BY:
TITLE DEEDS & NEEDS, LLC**

**WHEN RECORDED MAIL TO:
HAROLD M. & SUSAN G. AUSTGEN
REVOCABLE LIVING TRUST
P.O. BOX 284
PANACA, NV 89042**

**MAIL TAX STATEMENTS TO:
SAME AS ABOVE**

**Affix RPTT: \$292.50
File No. 21-364**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Michelle Oliver, a single woman, as her sole and separate property

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to

Harold M. Austgen and Susan G. Austgen, Trustees of the Harold M. & Susan G. Austgen Revocable Living Trust, dated July 25, 1997, as Amended and Completely Restated November 21, 2012

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

LEGAL DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 1402 Wadsworth Road, Panaca, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.
3. Deed(s) of Trust of Record, if any

**GRANTORS' SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2
HEREOF.**

WITNESSED this 14 day of October 2021.

Michelle Oliver
MICHELLE OLIVER

STATE OF Nevada) SS
COUNTY OF Lincoln)

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

On 10/14/2021, before me,
Ashley Remington, a Notary Public in
(Name of Notary Public)

and for said State, personally appeared:

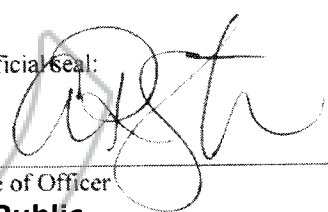
Michelle Oliver

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.

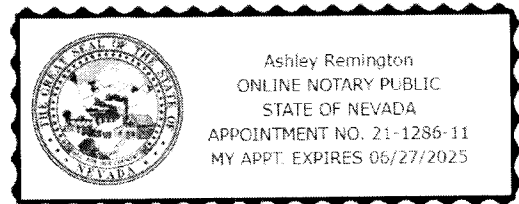
I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature:


Signature of Officer

Electronic Notary Public

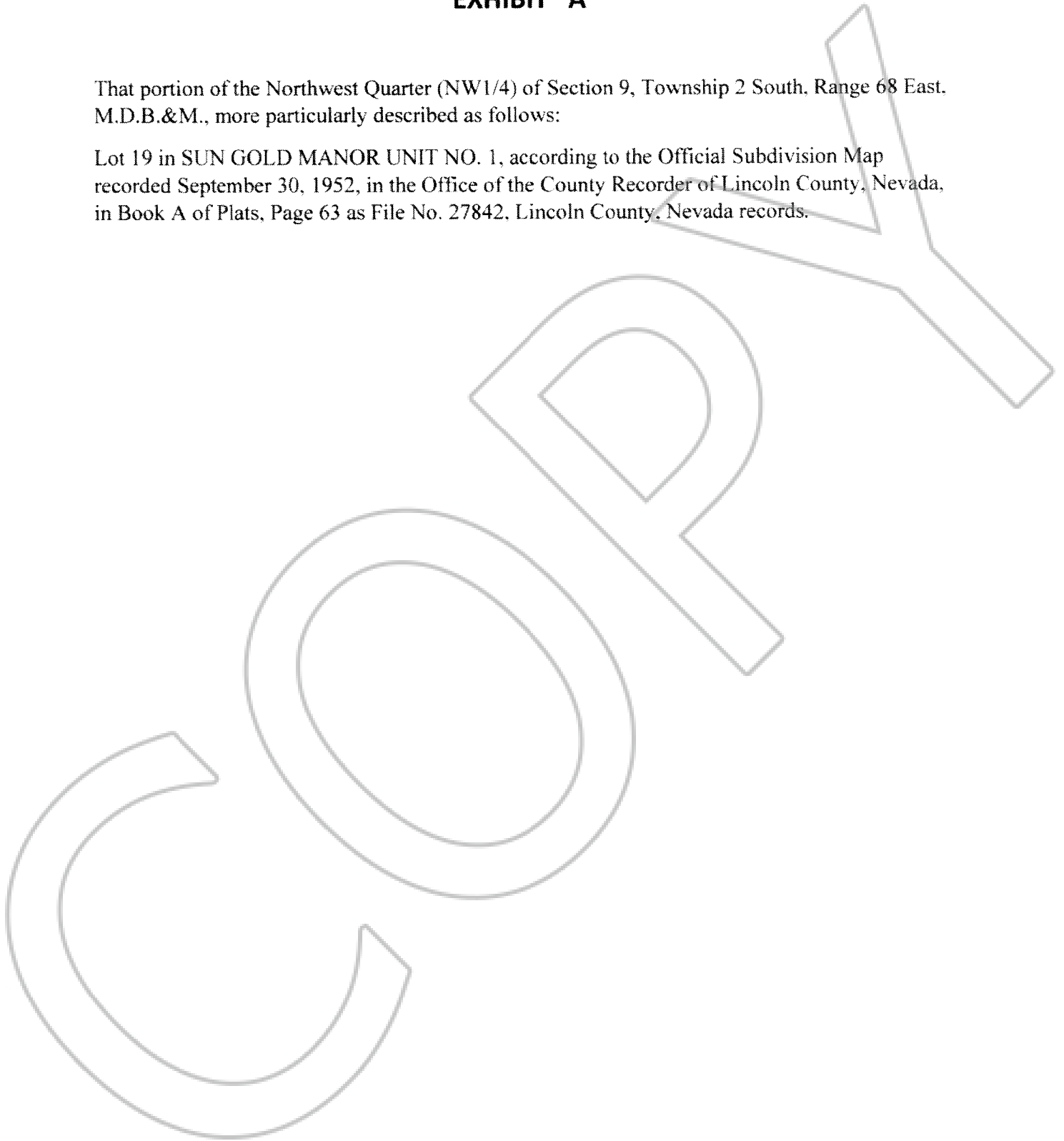


Notarized online using audio-visual communication

EXHIBIT "A"

That portion of the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B.&M., more particularly described as follows:

Lot 19 in SUN GOLD MANOR UNIT NO. 1, according to the Official Subdivision Map recorded September 30, 1952, in the Office of the County Recorder of Lincoln County, Nevada, in Book A of Plats, Page 63 as File No. 27842, Lincoln County, Nevada records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-103-20
- 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

- 3. a) Total Value/Sales Price of Property \$ 75,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ()
- c) Transfer Tax Value: \$ 75,000.00
- d) Real Property Transfer Tax Due \$ 292.50

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 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: Michelle Oliver Capacity: Grantor

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michelle Oliver

Address: 3477 N. 2800 W.

City: Cedar City

State: UT Zip: 84721

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Harold M. & Susan G. Austgen

Revocable Living Trust

Address: PO Box 284

City: Panaca

State: NV Zip: 89042

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

Print Name: Title Deeds & Needs, LLC

File No. 21-364

Address: PO Box 180

City, State & Zip: Pioche, NV 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED