

LINCOLN COUNTY, NV

2022-162067

\$337.30

RPTT:\$300.30 Rec:\$37.00

03/17/2022 04:10 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN NO: 002-103-20

RECORDING REQUESTED BY:

TITLE DEEDS & NEEDS, LLC

WHEN RECORDED MAIL TO:

JUSTIN BARNETT

P.O. BOX 805

PANACA, NV 89042

MAIL TAX STATEMENTS TO:

P.O. BOX 284

PANACA, NV 89042

Affix RPTT: \$300.30

File No. 22-133

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

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

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

JUSTIN BARNETT, A SINGLE MAN

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 17th day of MARCH 2022.

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

Harold M. Austgen
HAROLD M. AUSTGEN, TRUSTEE
HAROLD M. AUSTGEN, TRUSTEE

Susan G. Austgen
SUSAN G. AUSTGEN, TRUSTEE
SUSAN G. AUSTGEN, TRUSTEE

STATE OF NEVADA)

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 March 17, 2022 before me,

ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

Harold M. Austgen & Susan G. Austgen, trustees

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:

AR
Signature of Officer

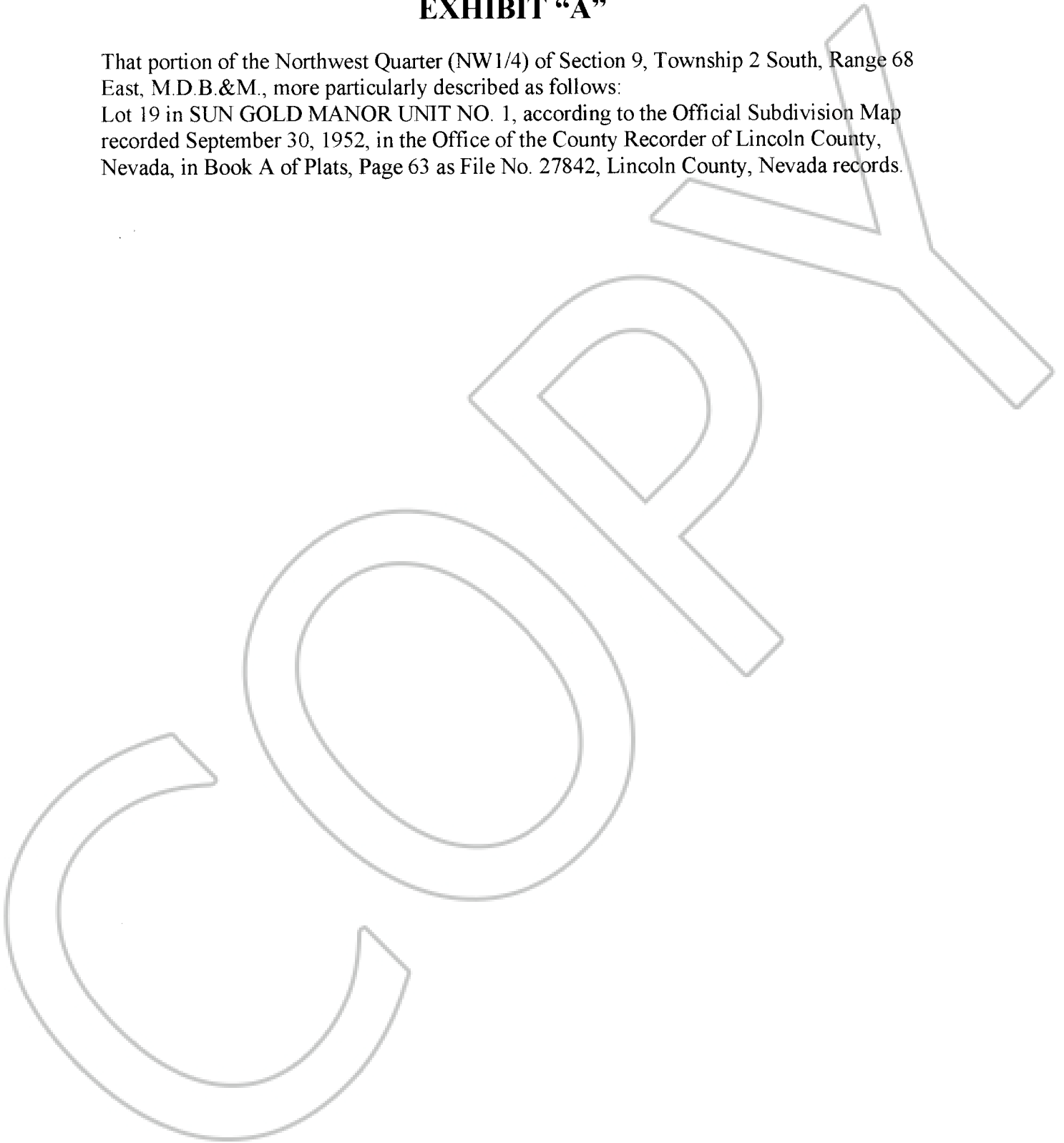


(NOTARY SEAL)

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

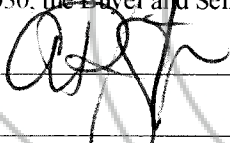
3. a) Total Value/Sales Price of Property	\$ 77,000.00
b) Deed in Lieu of Foreclosure Only (value of property)	()
c) Transfer Tax Value:	\$ 77,000.00
d) Real Property Transfer Tax Due	\$ 300.30

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:  Capacity: AGENT
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Harold M. & Susan G. Austgen
 Revocable Living Trust
 Address: PO Box 284
 City: Panaca
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Justin Barnett
 Address: PO Box
 City: Panaca
 State: NV Zip: 89042

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

Print Name: **Title Deeds & Needs, LLC**
 Address: **PO Box 180**
 City, State & Zip: **Pioche, NV 89043**

File No. 22-133

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED