

LINCOLN COUNTY, NV

**2023-163774**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**03/02/2023 01:58 PM**

TITLE DEEDS & NEEDS, LLC

Pgs=3 KC

**OFFICIAL RECORD**

AMY ELMER, RECORDER

E07

APN NO: 002-131-03

RECORDING REQUESTED BY:  
TITLE DEEDS & NEEDS, LLC

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:  
HAROLD M. AND SUSAN G. AUSTGEN  
RECOVABLE LIVING TRUST  
P.O. BOX 284  
PANACA, NV 89042

Affix RPTT: Exempt. 7  
File No. 23-183C

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:  
AUSTGENSTEIN, LLC, a Nevada Limited Liability Company

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: 1285 Main Street, 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 18<sup>th</sup> day of MARCH 2023.

AUSTGENSTEIN, LLC:

Harold M. Austgen  
HAROLD M. AUSTGEN, MANAGER

HAROLD M. AUSTGEN

Susan Austgen  
SUSAN AUSTGEN, MANAGER

SUSAN AUSTGEN, MANAGER

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 1, 2023, before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared.

Harold M. Austgen and Susan Austgen, Managing Members

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:

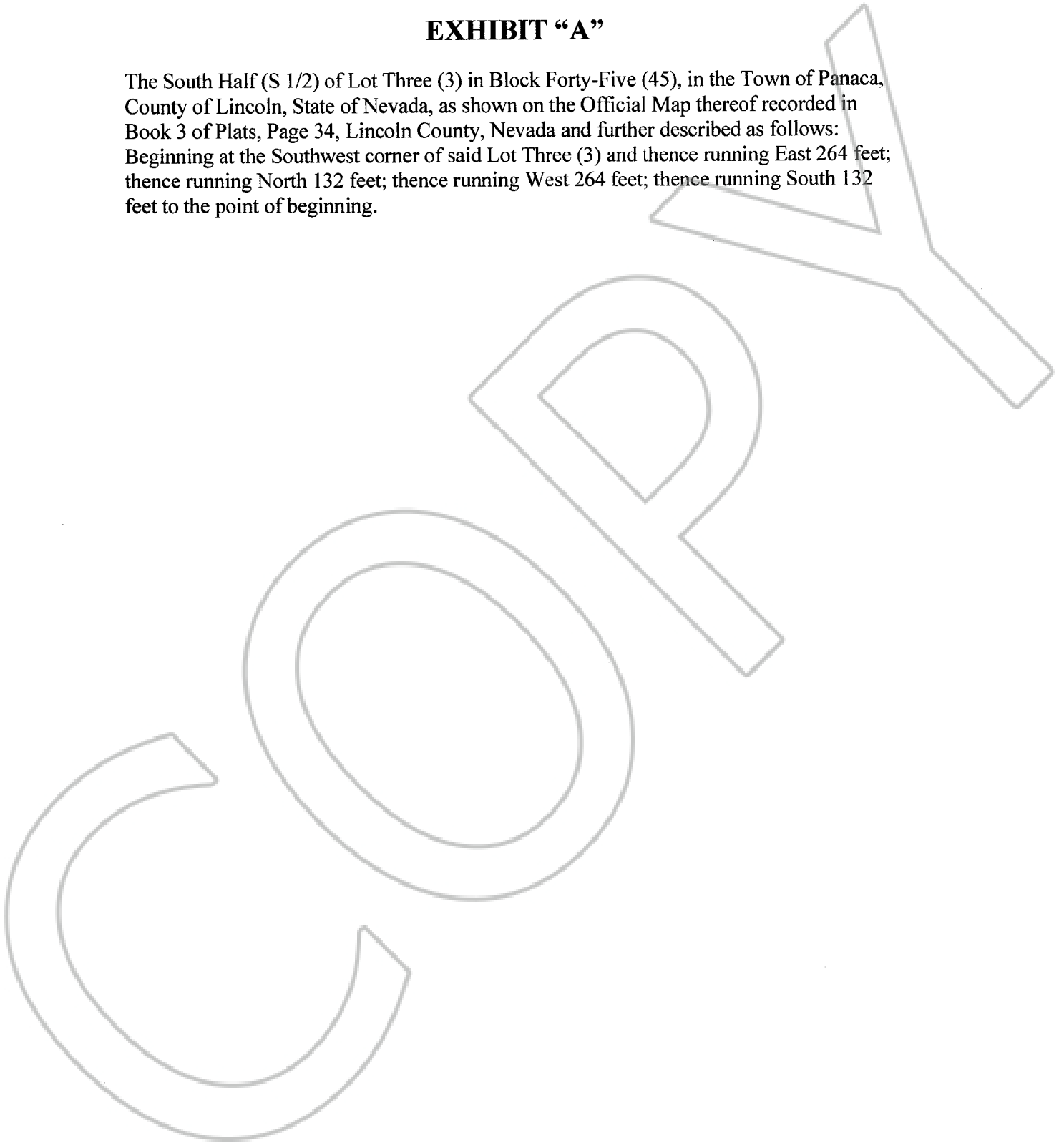
Signature: AR  
Signature of Officer

(NOTARY SEAL)



## **EXHIBIT "A"**

The South Half (S 1/2) 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 (3) and thence running East 264 feet; thence running North 132 feet; thence running West 264 feet; thence running South 132 feet to the point of beginning.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-131-03
- 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**

Trust on File KC

- 3. a) Total Value/Sales Price of Property \$ 0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( )
- c) Transfer Tax Value: \$ 0.00
- d) Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transferring to trust without consideration.

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: *Harold M. Austgen* Capacity: GRANTOR

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: AUSTGENSTEIN, LLC

Address: PO Box 284  
City: Panaca  
State: NV Zip: 89042

**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**  
Address: **PO Box 180**  
City, State & Zip: **Pioche, NV 89043**

File No. **23-183C**

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**