

LINCOLN COUNTY, NV

**2023-163783**

\$1,499.50

RPTT:\$1462.50 Rec:\$37.00 **03/06/2023 02:28 PM**

TITLE DEEDS & NEEDS, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

**APN NO: 002-102-13**

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

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:  
JOHN HEATH AND TERRILYN HEATH  
P.O. BOX 925  
PANACA, NV 89042**

**Affix RPTT: \$1,462.50  
File No. 23-183**

**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

**John Heath and/or Terrilyn Heath, husband and wife as joint tenants**

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: 1341 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 18<sup>th</sup> day of MARCH 2023.

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

Harold M. Austgen Trustee Susan G. Austgen Trustee  
HAROLD M. AUSTGEN, TRUSTEE SUSAN G. AUSTGEN, TRUSTEE

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

Harold M. Austgen and 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.

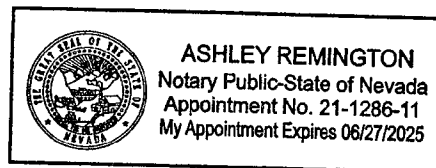
I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature:

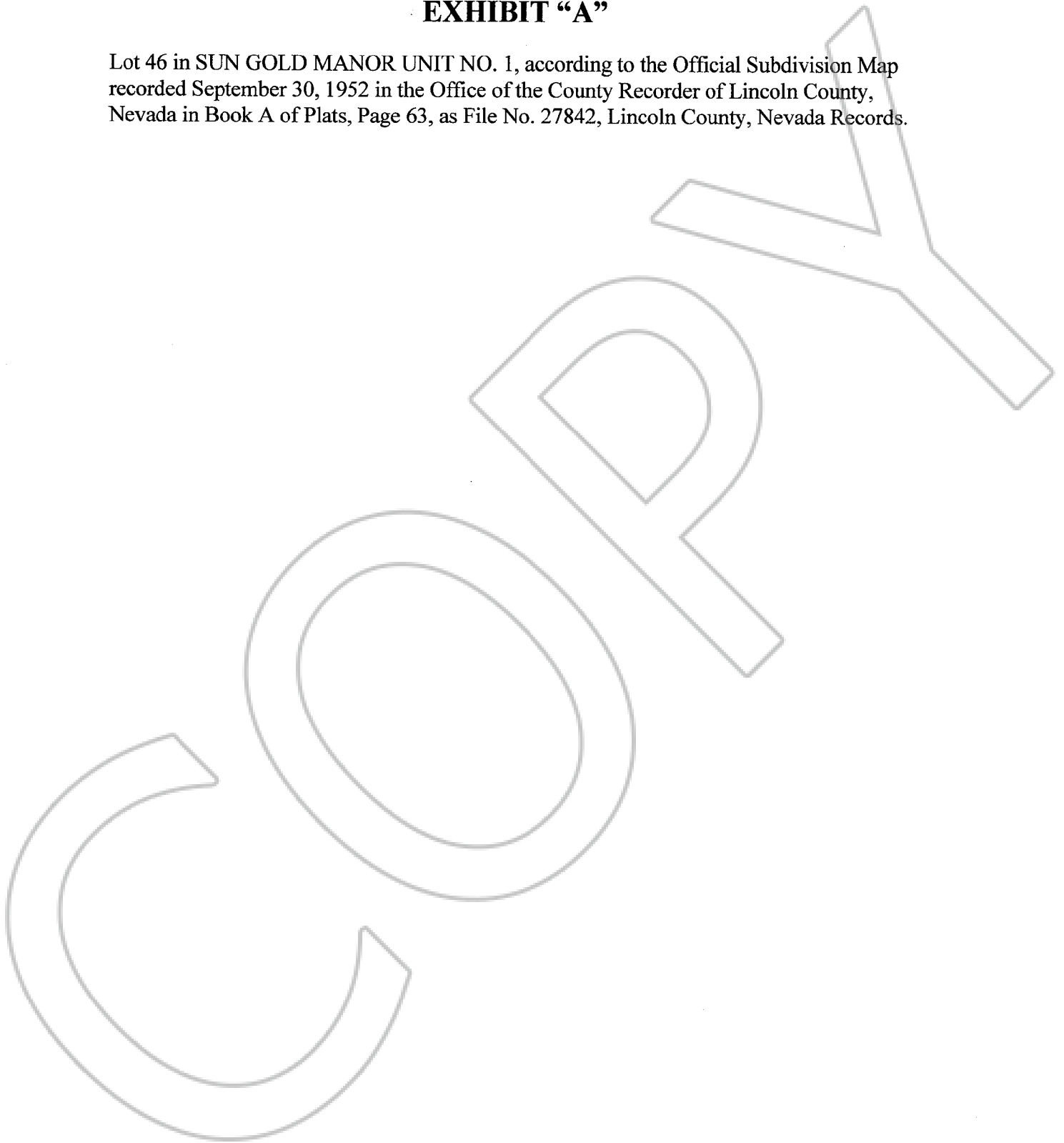
[Signature]  
Signature of Officer

(NOTARY SEAL)



## **EXHIBIT "A"**

Lot 46 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) 002-102-13
- 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	\$ 375,000.00
b) Deed in Lieu of Foreclosure Only (value of property)	( )
c) Transfer Tax Value:	\$ 375,000.00
d) Real Property Transfer Tax Due	\$ 1,462.50

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: *[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: John Heath & Terrilyn Heath  
Address: PO Box 925  
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. 23-183

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