

LINCOLN COUNTY, NV

2023-163785

\$37.00

RPTT:\$0.00 Rec:\$37.00

03/06/2023 02:28 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN NO: 002-103-28

**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: \$ Exempt. 7
File No. 23-183B**

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: 1330 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 1ST 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
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 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.

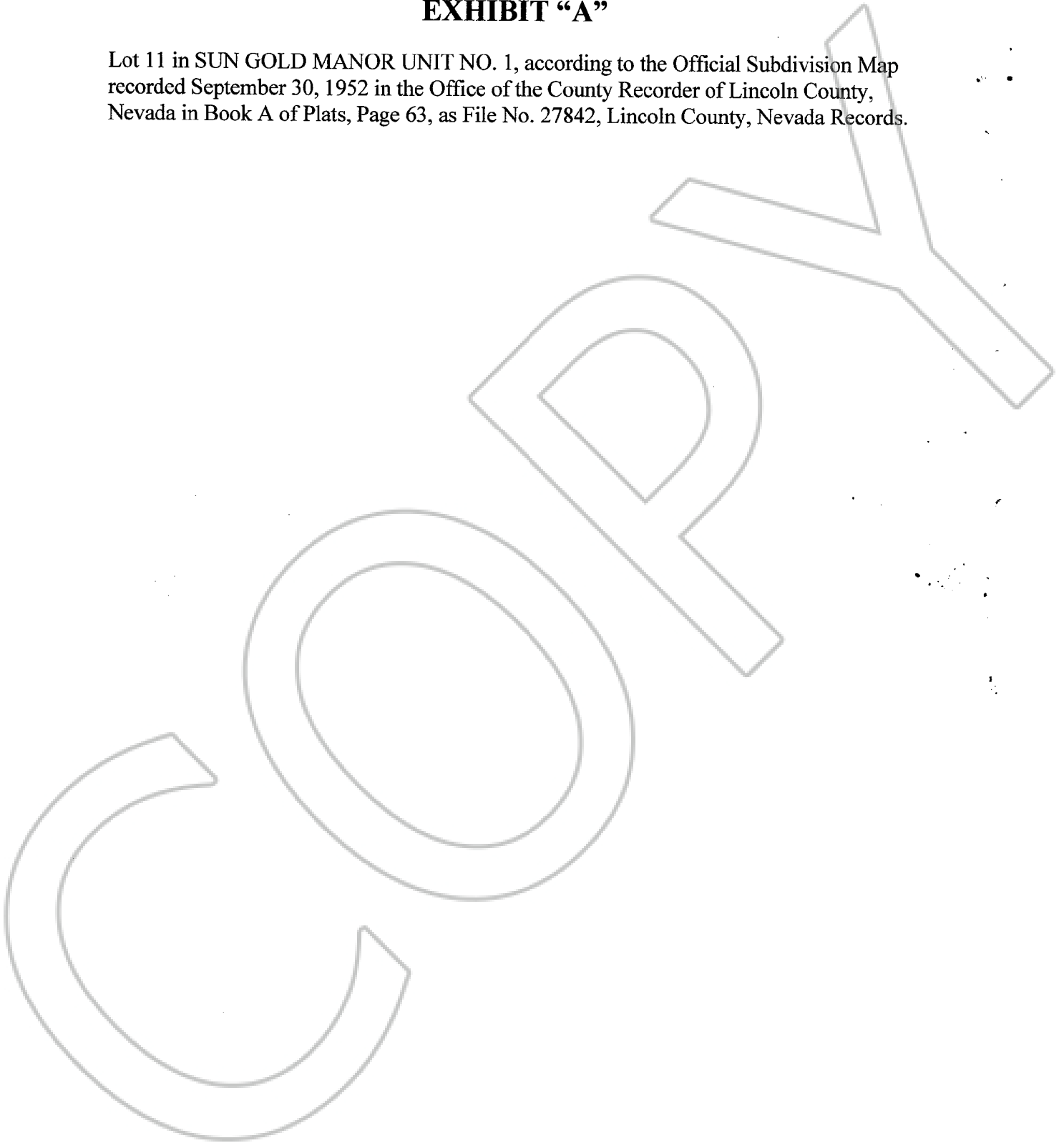
WITNESS my hand and official seal:

Signature: 
Signature of Officer



EXHIBIT "A"

Lot 11 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) **002-103-28**
- 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	\$ 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 from 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:  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. 23-183B

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED