

LINCOLN COUNTY, NV

2024-166543

\$72.10

RPTT:\$35.10 Rec:\$37.00

01/22/2024 11:37 AM

TITLE DEEDS & NEEDS, LLC

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN NO: 002-103-24

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

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
DANIEL HEIMBECHER, III AND
JODY LALEMAN
P.O. BOX 546
CALIENTE, NV 89008**

**Affix RPTT: \$35.10
File No. 24-118**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:
Harold M. Austgen and Susan G. Austgen, Trustees of the Harold M. and Susan G. Austgen Revocable Living Trust, dated July 25, 1997

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to
Daniel Heimbecher, III, an unmarried man and Jody Laleman, an unmarried man, as joint tenants

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

Lot 15 of SUN GOLD MANOR UNIT NO. 1 SUBDIVISION, according to the Official Map thereof, filed in the Office of the County Recorder of Lincoln County, Nevada, recorded September 30, 1952, as File No. 27842.

Commonly known as: 1390 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 19TH day of JANUARY 2024.

HAROLD M. AND SUSAN G. AUSTGEN REVOCABLE LIVING TRUST:

<i>Harold M. Austgen Trustee</i>	<i>Susan G. Austgen Trustee</i>
HAROLD M. AUSTGEN, TRUSTEE	SUSAN G. AUSTGEN, TRUSTEE
HAROLD M. AUSTGEN, TRUSTEE	SUSAN G. AUSTGEN, TRUSTEE

STATE OF UTAH _____)

COUNTY OF IRON _____)

On January 19, 2024, before me, ASHLEY YOUNG, a Notary Public in and for said State, personally appeared:

Harold M. Austgen and Susan G. Austgen, as Trustees

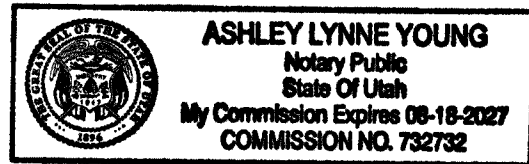
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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: *Ashley Young*
Signature of Officer

(NOTARY SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) **002-103-24**
 b)
 c)
 d)

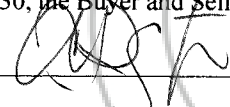
2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY

3. a) Total Value/Sales Price of Property	\$ 8,943.00
b) Deed in Lieu of Foreclosure Only (value of property)	()
c) Transfer Tax Value:	\$ 9,0000.00
d) Real Property Transfer Tax Due	\$ 35.10

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)
 Daniel Heimbecher III & Jody Laleman
 Address: PO Box 546
 City: Caliente
 State: NV Zip: 89008

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

Print Name: **Title Deeds & Needs, LLC**
 Address: **8565 S. Eastern Avenue, Suite 150**
 City, State & Zip: **Las Vegas, NV 89123**

File No. 24-118