

APN#: 1320-29-402-003  
RPTT: \$936.00

**Recording Requested By:**  
Western Title Company  
**Escrow No.: 068593-TEA**  
**When Recorded Mail To:**  
**Bently Enterprises, LLC,**  
**a Nevada Limited Liability Company**  
**1711 Orbit Way**  
**Minden, NV 89423**



KAREN ELLISON, RECORDER

**Mail Tax Statements to: (deeds only)**  
**Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Town of Minden, an unincorporated town and a political subdivision of the State of Nevada, who acquired title as Minden Improvement Co., Minden Town Water and Town of Minden**

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

**Bently Enterprises, LLC, a Nevada Limited Liability Company**

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

### PARCEL 1:

**Lot 5, in Block 2, as set forth on the map of North and West additions to the TOWN OF MINDEN, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 15, 1915.**

**Excepting therefrom that portion conveyed by MINDEN IMPROVEMENT CO. to MINDEN BUTTER MANUFACTURING CO. by deed Recorded March 31, 1920, in Book Q of Deeds, Page 308, Douglas County, Nevada, Records.**

### PARCEL 2:

**A portion of those streets abandoned by the County of Douglas, State of Nevada to MINDEN TOWN WATER CO., et al, by Order of Abandonment, Recorded, October 21, 1969, in Book 70, Page 592, as Document No. 46076 Official Records Douglas County, Nevada.**

### PARCEL 3:

**A portion of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada.**

**A strip of land 25.0 feet in width, the Westerly line of which being coincident with the following described line:**

Commencing at the Intersection of the Northerly right-of-way line of U.S. Highway "No. 395" (also known as Railroad Avenue) and the Easterly right-of-way line of Buckeye Road (also Known as Sixth Street); Thence North 26° 10' 50" East, 360.00 feet along the Easterly right-of-way line of said Buckeye Road; Thence leaving said Easterly right-of-way line, South 63° 25' East, 280.00 feet to the TRUE POINT OF BEGINNING. Thence South 26° 10' 50" West, 170.00 more or less, to the Southerly terminus.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim recorded in the office of the County Recorder of Douglas County, Nevada on June 20, 1991, as Document No. 253316, in Book 291, Page 3065 of Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/16/2014

Town of Minden, an unincorporated town and a political subdivision of the State of Nevada

by Roxanne Stangle  
~~Matthew Bernard~~  
Chairman

ROXANNE STANGLE  
Vice Chairman

STATE OF NEVADA

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

December 19, 2014

By Matthew Bernard

ROXANNE STANGLE

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-29-402-003  
 b)

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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$240,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$240,000.00  
 Real Property Transfer Tax Due: \$936.00

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 *Robert Stongle* Capacity grantor  
 Signature *John M. Bernard* Capacity \_\_\_\_\_

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

**Print Name:** Town of Minden, an unincorporated town and a political subdivision of the State of Nevada  
**Address:** 1604 Esmeralda Avenue  
**City:** Minden  
**State:** NV                      **Zip:** 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

**Print Name:** Bently Enterprises, LLC, a Nevada Limited Liability Company  
**Address:** 1711 Orbit Way  
**City:** Minden  
**State:** NV                      **Zip:** 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Douglas Office  
 1513 Highway 395, Suite 101  
**City/State/Zip:** Gardnerville, NV 89410

Esc. #: 068593-TEA