



KAREN ELLISON, RECORDER E03

APN: 1320-06-001-008

Mail tax statements to:  
Bently Family Limited Partnership  
1597 Esmeralda Avenue  
Minden, NV 89423

✓ When Recorded, Mail to:  
Charles S. Zumpft, Esq.  
Minden Lawyers, LLC  
Post Office Box 2860  
Minden, NV 89423

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

I, the undersigned, hereby affirm that this document submitted for recording does not contain the Social Security number of any person or persons. (Per NRS 239B.030)

**GRANT DEED  
(BOUNDARY LINE ADJUSTMENT)**

THIS DEED is made this 21<sup>ST</sup> day of APRIL, 2015, by CHRISTOPHER P. BENTLY hereinafter referred to as "GRANTOR", and CHRISTOPHER P. BENTLY (hereinafter referred to as "GRANTEE").

**WITNESSETH:**

THAT THE GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of completing a boundary line adjustment between contiguous parcels, does hereby grant, bargain, sell, convey, transfer, and deliver to GRANTEE, and its heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described property situate in Douglas County, Nevada, more particularly described in **Exhibit 1**, attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging to appertaining, the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to its heirs, successors and assigns forever.

By this Grant Deed (Boundary Line Adjustment), Grantor reconfigures its property as set forth on the Record of Survey to Support a Boundary Line Adjustment for Bently Family Limited Partnership and Christopher P. Bently recorded concurrently herewith.

IN WITNESS WHEREOF, GRANTOR has executed this Grant Deed (Boundary Line Adjustment) this 21<sup>ST</sup> day of APRIL, 2015.

GRANTOR:

By:   
CHRISTOPHER P. BENTLY

On \_\_\_\_\_, 2015, before me, \_\_\_\_\_, a Notary Public, personally appeared CHRISTOPHER P. BENTLY, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I declare under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

No 2

State of California  
County of San Francisco

On APRIL 21, 2015 before me, Yvette Marie Conde, personally appeared CHRISTOPHER P. BENTLEY who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



[Signature]

Name of Document : GRANT DEED BOUNDARY LINE ADJUSTMENT AAN:1320-06-001-008  
Date of Document: APRIL 21, 2015

**Exhibit 1**  
**1320-06-001-008**  
**ADJUSTED PARCEL**  
**LEGAL DESCRIPTION**

A parcel of land located within the northeast one-quarter of Section 6, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of U.S. Highway 395, which bears S. 62°15'16" W., 2900.26 feet from the northeast corner of said Section 6, also being the northwest corner of the 34.65 acre Hopkins parcel as shown on the Record of Survey To Support a Lot Line Adjustment For Robert W. & Lenore T. Hopkins, Filed for record January 9, 1990, in Book 190, Page 1642, as Document No. 217909, Official Records of Douglas County, Nevada;

thence along the northerly boundary line of said Hopkins parcel, S. 89°39'17" E., 1,121.44 feet to a point on the westerly boundary line of Parcel 1 as shown on the Record of Survey to Support a Lot Line Adjustment for Donald E. Bently, filed for record August 8, 1995, in Book 895, Page 1269, as Document No. 367915, Official Records;

thence along said northerly boundary line of Parcel 1, S. 89°39'17" E., 156.14 feet;

thence S. 00°36'48" E., 1,326.83 feet to a point on the southerly boundary line of said Parcel 1;

thence S. 89°43'53" W., 1,282.83 feet to the southwest corner of said Hopkins parcel, also being a point on said easterly right-of-way line of U.S. Highway 395;

thence along said right-of-way line, N. 00°22'56" W, 1,340.50 feet to the POINT OF BEGINNING;

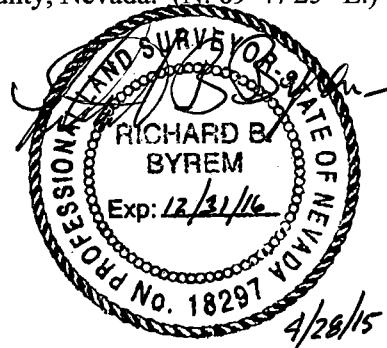
Containing 39.193 acres, more or less.

**Basis Of Bearing:**

The southerly right-of-way line of Johnson Lane, as shown on the Record of Survey to Support a Lot Line Adjustment for Donald E. Bently, filed for record August 8, 1995, in Book 895, Page 1269, as Document No. 367915, Official Records of Douglas County, Nevada. (N. 89°47'25" E.)

**PREPARED BY:**

Richard B. Byrem, Nevada PLS No. 18297  
Resource Concepts, Inc.  
P.O. Box 11796  
212 Elks Point Road, Suite 443  
Zephyr Cove, NV 89448  
(775) 588-7500



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-06-001-008  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Grantee and Grantor are one in the same person  
(BLA + Deed)

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 AG for Seller

Signature [Signature] Capacity AG for Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Christopher P. Bently, on behalf of BFLP  
 Print Name: \_\_\_\_\_  
 Address: 1597 Esmeralda Avenue  
 City: Minden  
 State: NV Zip: 89423

Christopher P. Bently  
 Print Name: \_\_\_\_\_  
 Address: 1597 Esmeralda Avenue  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Charles S. Zumpft, Esq. Escrow # \_\_\_\_\_  
 Address: P.O. Box 2860  
 City: Minden State: NV Zip: 89423