

DOUGLAS COUNTY, NV

2016-879123

RPTT:\$682.50 Rec:\$19.00

\$701.50 Pgs=6

04/08/2016 11:44 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-29-401-008

RPTT: \$682.50

Recording Requested By:

Western Title Company

Escrow No.: 078902-TEA

When Recorded Mail To:

Bently Enterprises, LLC, a Nevada

Limited Liability Company

1597 Esmeralda Ave

Minden, NV 89423

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 299B.030)

Signature _____

Traci Adams

Escrow Officer

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,

Beatrice Anne Carr, also known as Bea Anne Carr, as successor trustee of the CHARLES & BEATRICE ANN CARR 2001 TRUST, as amended and restated November 29, 2011, and as Trustee of the CHARLES W. CARR BYPASS TRUST, established thereunder

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: 03/30/2016

The Charles & Beatrice Anne Carr 2001 Trust

Beatrice Anne Carr 3-30-2016
Beatrice Anne Carr, Successor Trustee

STATE OF VA _____ } ss

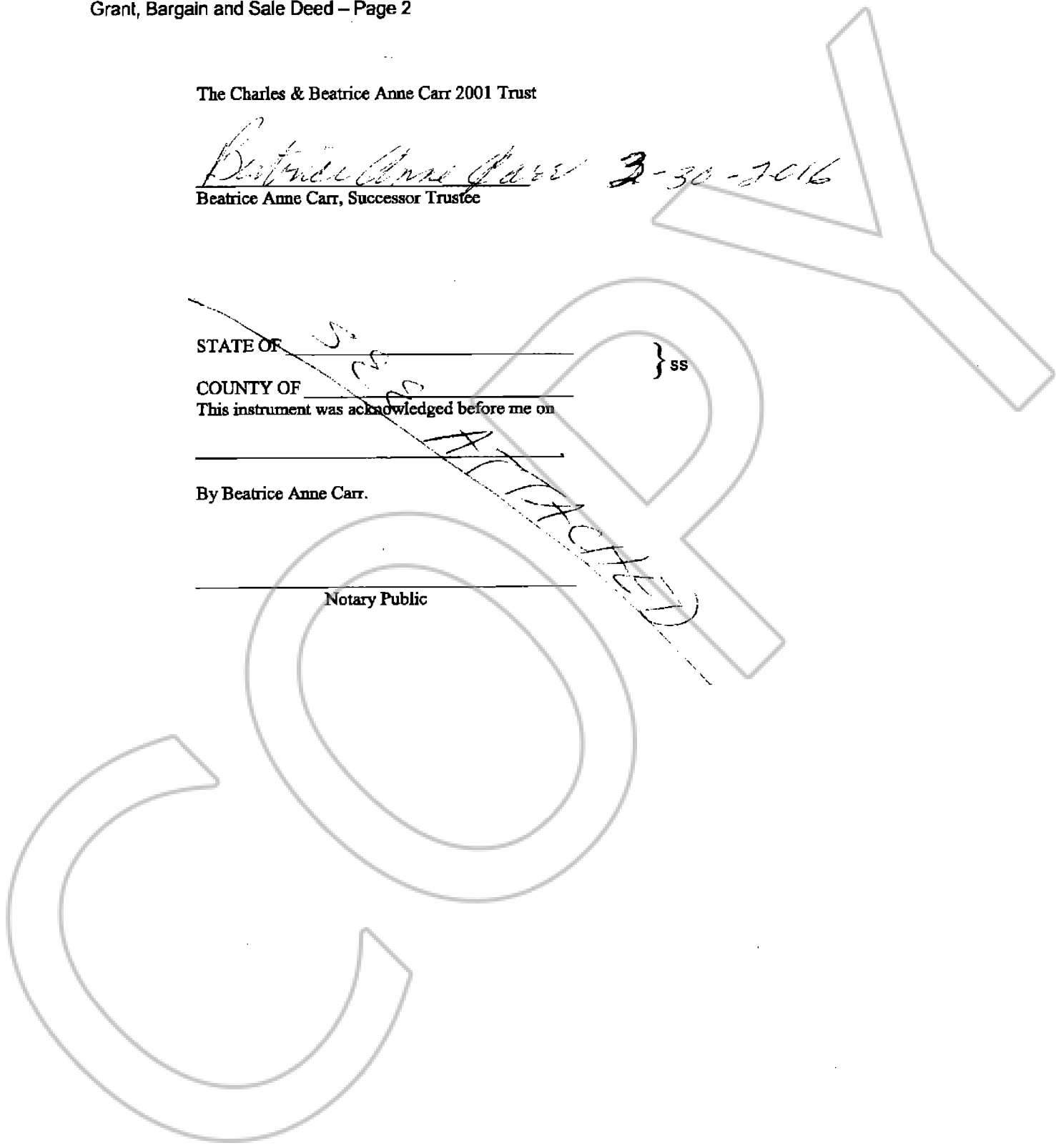
COUNTY OF _____ }

This instrument was acknowledged before me on

By Beatrice Anne Carr.

Notary Public

ATTACHED



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.

STATE OF CALIFORNIA)
) ss.
COUNTY OF EL DORADO)

On March 30, 2016 before me Deborah L. Higgins, Notary Public, personally appeared
Beth Ann LaV..., 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 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 of California that the
foregoing paragraph is true and correct.

WITNESS my hand and seal.

Deborah L. Higgins



EXHIBIT "A"

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

PARCEL 1:

A parcel of land lying in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., being further described as follows:

BEGINNING on the Northerly right-of-way line of Highway 395, at the Southwesterly corner of that certain parcel as described to the U.S. BUREAU OF LAND MANAGEMENT, in Book Y of Deeds, page 463, and recorded August 16, 1948, Official Records of Douglas County, Nevada; thence along the right-of-way line of U.S. Highway 395, North 63°25'00" West, a distance of 44.00 feet to the Easterly line of Seventh Street extended; thence along said extension North 26°35'00" East, a distance of 125.00 feet; thence parallel to U.S. Highway 395, South 63°25'00" East, a distance of 44.00 feet to the Westerly line of the aforesaid Bureau of Land Management parcel extended; thence along said extension South 26°35'00" West, a distance of 125.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the COUNTY OF DOUGLAS, a political subdivision of the State of Nevada by deed contained in the Agreement recorded May 7, 1982 in Book 582, page 331, Official Records of Douglas County, Nevada as Document No. 67573 being more particularly described as follows:

COMMENCING at the intersection of the Northerly right-of-way line of United States Route 395, also known as Railroad Avenue and the Easterly right-of-way line of Seventh Street as shown of that certain Record of Survey that is titled "Being a Parcel of Land in the Town of Minden" and as recorded in Douglas County Recorder's Office in Book 980 of Parcel Maps at page 057, as Document No.48058; thence North 26°35' East along the Easterly right-of-way line of Seventh Street a distance of 110.00 feet to the TRUE POINT OF BEGINNING; thence North 26°35' East along said right-of-way a distance of 15.00 feet; thence South 63°25' East a distance of 44.00 feet; thence South 26°35' West a distance of 15.00 feet; thence North 63°25' West a distance of 44.00 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 20, 1977, in Book 977, page 1175 as Document No. 13156 of Official Records.

PARCEL 2:

COMMENCING at the intersection of the Northerly right-of-way line of United States Route 395, also known as Railroad Avenue and the Easterly right-of-way line of Seventh Street as shown of that certain Record of Survey that is titled "Being a Parcel of Land in the Town of Minden" and as recorded on September 2, 1980 in Book 980 of Parcel Maps at page 057, as Document No.48058 of the Official Records of Douglas County, Nevada; thence South 63°25'00" East, a distance of 44.00 feet to the POINT OF BEGINNING; thence North 26°35' East a distance of 110.00 feet; thence South 63°25'00" East a distance of 15.00 feet; thence South 26°35' West a distance of 110.00 feet; thence North 63°25' West a distance of 15.00 feet to the POINT OF BEGINNING.

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 May 22, 1987, in Book 587, page 2312 as Document No. 155249 of Official Records.

Assessor's Parcel Number(s):
1320-29-401-008

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1320-29-401-008
 - 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$175,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$175,000.00
 Real Property Transfer Tax Due: \$682.50

- 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 *Beatrice Anne Carr* Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Beatrice Anne Carr, Successor Trustee of The Charles & Beatrice Anne Carr 2001 Trust
 Address: PO Box 9106
 City: South Lake Tahoe
 State: CA Zip: 96158

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bently Enterprises, LLC, a Nevada Limited Liability Company
 Address: 1597 Esmeralda Ave
 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
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 078902-TEA