

DOUGLAS COUNTY, NV
RPTT:\$5850.00 Rec:\$17.00
\$5,867.00 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-885984

08/12/2016 11:11 AM

APN# : A Portion of 1320-007-001-004,
1320-007-001-001 & 1320-06-002-004
RPTT: \$5,850.00

Recording Requested By:
Western Title Company
Escrow No.: 078928-TEA
When Recorded Mail To:
Bently Family 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 239B.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,

Andre M. Aldax and Carol L. Aldax, as Co-Trustees under the Aldax Family Trust Agreement dated July 31, 1990, and Andre M. Aldax and Carol L. Aldax, as their interest appear of record

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

Bently Family 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 water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

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

Dated: 04/18/2016

The Aldax Family Trust Agreement

Andre M. Aldax
Andre M. Aldax, Co-Trustee

Carol L. Aldax
Carol L. Aldax, Co-Trustee

STATE OF Nevada } ss

COUNTY OF Douglas
This instrument was acknowledged before me on

August 8, 2016

By Andre M. Aldax and Carol L. Aldax.

Janelle M. Wilcks
Notary Public

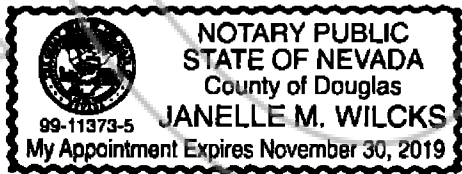


EXHIBIT "A"

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

PROPERTY A:

All that certain real property located within the W 1/2 of the SE 1/4 of Section 6, T 13 N, R 20 E and the W 1/2 of the NE 1/4 of Section 7, T 13 N, R 20 E, M.D.M., Douglas County, Nevada, further described as follows:

Parcels B and C of the Map of Division Into Large Parcels for THE ALDAX FAMILY TRUST AGREEMENT, recorded January 25, 1993, in Book 193, Page 3515, Document No. 298087, Official Records, Douglas County, Nevada.

PROPERTY B:

All that certain real property located within the W 1/2 of the NE 1/4 of Section 7, T 13 N, R 20 E, M.D.M., Douglas County, Nevada, further described as follows:

Parcel A-1 of Parcel Map No. 885755 for ALDAX FAMILY TRUST AGREEMENT, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 10, 2016, as Document No. 2016-885755, Official Records, Douglas County, Nevada.

**APN's 1320-07-001-001
1320-06-002-004
1320-07-001-004 (Portion)**

Assessor's Parcel Number(s):

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) A Portion of 1320-007-001-004
 - b) 1320-07-001-001
 - c) 1320-06-002-004
 - 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: \$1,500,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$1,500,000.00
 Real Property Transfer Tax Due: \$5,850.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 Andre M Aldax Capacity grantor
 Signature Carol L. Aldax Capacity grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Andre M. Aldax and Carol L. Aldax, as Co-Trustees under the Aldax Family Trust Agreement
Address: 2315 N Hwy 395
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Bently Family 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. #: 078928-TEA