

DOUGLAS COUNTY, NV  
RPTT:\$3217.50 Rec:\$19.00  
\$3,236.50 Pgs=6  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-892760**

**12/29/2016 02:26 PM**

APN# : 1320-06-001-012  
RPTT: \$3,217.50

Recording Requested By:  
Western Title Company  
Escrow No.: 082835-TEA  
When Recorded Mail To:  
Caleb Kruger  
Stacy Kruger  
PO Box 1563  
Gardnerville, NV 89410

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,

Bently Family LLC, a Nevada limited liability company

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

Caleb Kruger and Stacy Kruger, husband and wife as joint tenants with right of survivorship

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: 11/20/2016

Bently Family LLC, a Nevada Limited Liability Company

By: CPB Holdings, Ltd, its Managing Member

By:   
Jeffrey Jarboe, Chief Financial Officer

By:   
Brady Frey, Chief Operations Officer

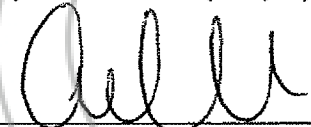
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

November 28<sup>th</sup>, 2016

By Jeffrey Jarboe and Brady Frey. \*\*\*\*\*

  
Notary Public



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  
County of

On December 2, 2016 before me, Yvette Marie Conde, Notary Public, personally appeared BRADY J. FREY, 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 of California that the foregoing paragraph is true and correct.*

WITNESS my hand and official seal.

SIGNATURE 



(SEAL)

**EXHIBIT "A"**

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

A portion of the Northeast one-quarter of Section 6, Township 13 North, Range 20 East, MDB&M, 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, 2,900.26 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;

**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.)

**NOTE:** The above metes and bounds description appeared previously in that certain Grant Deed (Boundary Line Adjustment) recorded in the office of the County Recorder of Douglas County, Nevada on May 12, 2015, as Document No. 2015-861833 of Official Records.

**Assessor's Parcel Number(s):**  
**1320-06-001-012**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-06-001-012

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: \$825,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$825,000.00  
 Real Property Transfer Tax Due: \$3,217.50

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 [Signature] Capacity grantor  
 Signature [Signature] Capacity grantor

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

Print Name: Bently Family LLC, a Nevada limited liability company  
 Address: 1597 Esmeralda Ave  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Caleb Kruger and Stacy Kruger  
 Address: PO Box 1563  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 082835-TEA