

DOUGLAS COUNTY, NV

**2017-907234**

RPTT:\$565.50 Rec:\$35.00

\$600.50 Pgs=3

11/22/2017 11:25 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1321-29-001-014

RPTT: \$565.50

**Recording Requested By:**

Western Title Company

Escrow No.: 093239-TEA

When Recorded Mail To:

John Gilbert Pagen

Tamara Smith Pagen

1569 Barker Court

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, who acquired title as The Bently Family Limited Partnership

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

John Gilbert Pagen and Tamara Smith Pagen, Co-Trustees of The Pagen Family Trust U/A DTD May 15, 1998

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

**Lot 3 as set forth on Final Parcel Map #2 LDA 04-087 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 10, 2007 in Book 0707, Page 3209, as Document No. 704856, 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: 11/16/2017

Bently Family LLC, a Nevada Limited Liability Company

By: CPB Holdings, Ltd, its Managing Member

By: *Jeffrey Jarboe*  
Jeffrey Jarboe, Chief Financial Officer

STATE OF Nevada


COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

By Jeffrey Jarboe \* \* \* \* \*

*Judy A. Marsh*  
Notary Public

 JUDY A. MARSH  
NOTARY PUBLIC  
STATE OF NEVADA  
No. 17-1427-5 My Appl. Exp. Feb. 7, 2021

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1321-29-001-014

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

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

3. Total Value/Sales Price of Property: \$145,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$145,000.00  
 Real Property Transfer Tax Due: \$565.50

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 *CFD*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**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: John Gilbert Pagen and Tamara Smith Pagen, Co-Trustees of The Pagen Family Trust U/A DTD May 15, 1998  
 Address: 1569 Barker Court  
 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. #: 093239-TEA

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)