

DOUGLAS COUNTY, NV

**2017-908398**

RPTT:\$565.50 Rec:\$35.00

\$600.50 Pgs=3

12/22/2017 11:58 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1321-29-001-012

RPTT: \$565.50

**Recording Requested By:**

**Western Title Company**

**Escrow No.: 092881-TEA**

**When Recorded Mail To:**

**Sandy M. Fairfield Beard and**

**Cameron Beard**

**2401 Springwood Drive**

**Atwater, CA 95301**

**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

Sandy M. Fairfield Beard and Cameron Beard, wife and husband 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 6 as set forth on Final Parcel Map #3 LDA 04-088 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 11, 2007, in Book 707, Page 3638, as Document No. 704980.

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

Dated: 11/09/2017

Bently Family, LLC, a Nevada Limited Liability Company

By: CPB Holdings, Ltd, its Managing Member

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

STATE OF Nevada

COUNTY OF Douglas

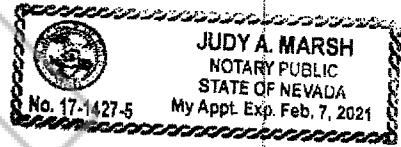
} ss

This instrument was acknowledged before me on

11/17/17

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

*Judy A Marsh*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1321-29-001-012

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: \$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: % \_\_\_\_\_

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 CFO  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Bently Family, LLC, a Nevada Limited Liability Company  
 Address: 1597 Esmeralda Ave  
 City: Minden  
 State: NV Zip: 89423

Print Name: Sandy M. Fairfield Beard and Cameron Beard  
 Address: 2401 Springwood Drive  
 City: Atwater  
 State: CA Zip: 95301

**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. #: 092881-TEA