

DOUGLAS COUNTY, NV
RPTT:\$3607.50 Rec:\$35.00
\$3,642.50 Pgs=4

2018-911907
03/22/2018 01:37 PM

ETRCO
KAREN ELLISON, RECORDER

APN# : 1220-20-002-005
RPTT: \$3,607.50

Recording Requested By:
Western Title Company

Escrow No.: 092144-TEA
When Recorded Mail To:

Tina Gunsauls
24251 Electric Ave
Red Bluff, CA 96080

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 Bently Family Limited Partnership

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

Tina Gunsauls, a widow

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:

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

A parcel of land located within a portion of the Southeast one-quarter of Section 20, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Westerly line of Parcel B-1, being a spike in top of a fence post, as shown on the Record of Survey for Marguerite Anderson, Document No. 217534 of the Douglas County Recorder Office, said point bears N. 41 degrees 33'54" W., 2719.34 feet from the Southeast corner of said Section 20 and being a 5/8" rebar and plastic cap tagged R.L.S. 2161;

thence S. 05 degrees 20'09" W., 152.74 feet; thence S. 10 degrees 25'50" W., 440.39 feet; thence S. 59 degrees 12'56" W., 167.54 feet; thence S. 52 degrees 32'37" W., 333.61 feet; thence S. 45 degrees 55'50" W., 111.38 feet; thence S. 27 degrees 36'50" W., 68.67 feet; thence S. 42 degrees 37'31" W., 89.88 feet; thence S. 62 degrees 40'34" W., 51.97 feet; thence S. 36 degrees 11'56" W., 29.46 feet; thence 217.78 feet along the arc of a curve to the left having a central angle of 08 degrees 44'04" and a radius of 1428.54 feet, (chord bears S. 31 degrees 49'54" W., 217.57 feet); thence S. 88 degrees 33'11" W., 10.38 feet; thence N. 01 degrees 11'29" W., 102.15 feet; thence N. 03 degrees 34'02" W., 105.90 feet; thence N. 89 degrees 56'12" W., 40.71 feet; thence N. 00 degree 03'48" E., 25.00 feet; thence N. 89 degrees 56'12" W., 230.05 feet; thence N. 00 degree 05'44" E., 1180.55 feet to a point on said Westerly line; thence S. 84 degrees 51'42" E., along said Westerly line, 1146.20 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a Boundary Line Adjustment for Donald E. Bently, filed for record with the Douglas County Recorder on December 11, 1995 in Book 1295, at Page 1495, as Document No. 376661.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 14, 2004, as Document No. 626652, in Book 1004, Page 5462 of Official Records.

"Together with the Edna Ditch surface water rights, 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: 02/27/2018

Bently Family LLC, a Nevada Limited Liability Company

By: CPB Holdings, Ltd, its Managing Member

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

By: *Brady Frey*
Brady Frey, Chief Operating Officer

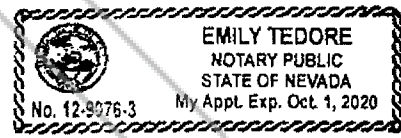
STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on
March 8th, 2018

By Jeffrey Jarboe * * * * *

Emily Tedore
Notary Public



STATE OF _____ } ss

COUNTY OF _____

This instrument was acknowledged before me on

By Brady Frey.

Notary Public

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SAN FRANCISCO)

On MARCH 13, 2018 before me, YVETTE MARIE CONDE, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared BRADY J. FLY
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-20-002-005

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: \$925,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$925,000.00
 Real Property Transfer Tax Due: \$3,607.50

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 Tina Gunsauls Capacity Grantee
 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: Tina Gunsauls
 Address: 24251 Electric Ave
 City: Red Bluff
 State: Ca Zip: 91080

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. #: 092144-TEA