

DOUGLAS COUNTY, NV

2018-912872

RPTT:\$702.00 Rec:\$35.00

\$737.00 Pgs=4

04/13/2018 12:03 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1219-09-001-028

RPTT: \$702.00

Recording Requested By:

Western Title Company

Escrow No.: 096016-TEA

When Recorded Mail To:

David E. Gauthier

Lori A. Gauthier

P.O. Box 5841

Vacaville, CA 95696

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 Limited Partnership, a Nevada Limited Partnership

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

David E. Gauthier and Lori A. Gauthier, Trustees of the David E. Gauthier and Lori A. Gauthier Revocable Trust dated August 28, 2015

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:


See attached Exhibit A

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

Dated: 04/05/2018

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 Operating Officer

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
April 11th 2018

By Jeffrey Jarboe, Brady Frey.


Notary Public

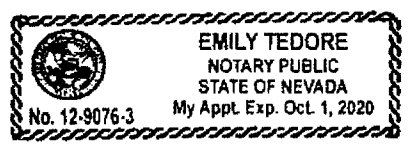


EXHIBIT "A"

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 Southeast 1/4 of the Northeast 1/4 of Section 9, Township 12 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the East 1/4 corner of said Section 9, as shown on the Corrected Record of Survey for Mauk Parcels recorded December 30, 1969 in the office of Recorder, Douglas County, Nevada as Document No. 046702; thence North 00°09'00" East, 429.16 feet along the East line of the Northeast 1/4 of said Section 9; thence along the North boundary of Parcel 1 as shown on said Corrected Record of Survey, North 89°42'30" West, 712.03 feet to a 3/8" rebar; thence along the North boundary of Parcel 2 as shown on said Corrected Record of Survey, North 89°38'45" West, 332.72 feet to a 3/8" rebar; thence along the North boundary of Parcel 3 as shown on said Corrected Record of Survey, South 89°41'31" West, 52.25 feet to the POINT OF BEGINNING; thence South 00°06'45" West, 269.39 feet; thence South 89°42'30" East, 218.73 feet; thence along the North boundary of Parcel 3 as shown on said Corrected Record of Survey, and Summer Hills Road a private access easement, along an arc of a curve to the right, nontangent to the preceding course, having the radius of 45.00 feet, central angle of 292°30'07", arc length of 229.73 feet, chord bearing of North 64°22'00" East, and a chord distance of 50.00 feet; thence along the said North boundary of Parcel 3 the following courses: South 25°38'00" East, 81.12 feet; Along an arc of a curve to the left having the radius of 75.00 feet, central angle of 90°00'00", arc length of 117.81 feet, chord bearing of South 70°38'00" East, and a chord distance of 106.07 feet; North 64°22'00" East, 741.43 feet; thence South 00°09'00" West, 55.53 feet to a 3/8" rebar; thence along the South boundary of said Parcel 3, South 64°22'00" West, 717.28 feet; thence continuing along said South boundary, South 64°10'10" West, 66.73 feet to a 5/8" rebar with cap PLS 3519; thence continuing along said South boundary, North 89°52'42" West, 561.98 feet to a 3/8" rebar; thence along the West boundary of said Parcel 3, North 01°50'44" West, 429.21 feet to a 3/8" rebar; thence along the North boundary of said Parcel 3, North 89°41'31" East, 215.80 feet to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment, filed for record in the office of the County Recorder of Douglas County, Nevada on November 14, 2005 in Book 1105, Page 5935, Document No. 660641 of Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 14, 2005, as Document No. 660638 of Official Records.

Assessor's Parcel Number(s):
1219-09-001-028

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-09-001-028

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: \$180,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$180,000.00
 Real Property Transfer Tax Due: \$702.00

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

5. Partial Interest: Percentage being transferred: 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 _____ Capacity granted
 Signature Lori A Gauthier Capacity granted

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bently Family, LLC, a Nevada Limited Liability Company

Print Name: David E. Gauthier and Lori A. Gauthier, Trustees of the David E. Gauthier and Lori A. Gauthier Revocable Trust dated August 28, 2015

Address: 1597 Esmeralda Ave
 City: Minden
 State: NV Zip: 89423

Address: P.O. Box 5841
 City: Vacaville
 State: CA Zip: 95696

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. #: 096016-TEA