

APNs. :1320-02-002-076;  
1320-11-001-036



KAREN ELLISON, RECORDER

E03

**Mail tax statements to:**

BENTLY FAMILY, LLC  
1597 Esmeralda Ave.  
Minden, NV 89423

**Recording Requested by and  
When Recorded, Mail to:**

Chris D. Nichols, Esq.  
Incline Law Group, LLP  
264 Village Blvd., #104  
Incline Village, NV 89451

The undersigned, hereby affirm that this document submitted for recording does not contain the Social Security number of any person or persons. (Per NRS 239B.030)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**GRANT DEED  
(BOUNDARY LINE ADJUSTMENT)**

THIS DEED is made this 8<sup>th</sup> day of May, 2018, by and between BENTLY FAMILY, LLC, a Nevada, limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership (hereinafter referred to as "Grantor") and BENTLY FAMILY, LLC, a Nevada limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership (hereinafter referred to as "Grantee").

**WITNESSETH:**

Grantor is the owner of certain real property located in Douglas County, Nevada, identified as APN 1320-02-002-076 as more particularly described in **Exhibit A** attached hereto and incorporated herein (hereinafter "Parcel One").

Grantor is also the owner of adjacent real property located in Douglas County, Nevada, identified as APN 1320-11-001-036, and as more particularly described in **Exhibit B** attached hereto and incorporated herein (hereinafter "Parcel Two").

Grantor desires to adjust the common boundary lines between the two (2) aforementioned parcels by adjusting, removing and adding portions of property, pursuant to that certain survey as referenced below.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of creating a lot line adjustment between contiguous parcels owned by Grantor, does by these presents, grant, bargain, sell, convey, transfer, and deliver to Grantee, and its heirs, successors and assigns, all of Grantor's right, title and interest in and to Parcels One and Two, with the resulting adjusted parcels of property situate in Douglas County, Nevada, more particularly described as set forth in **Exhibit C** (Adjusted Parcel One, APN 1320-02-002-076), and **Exhibit D** (Adjusted Parcel Two, APN 1320-11-001-036), attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to its heirs, successors and assigns forever.

By this Grant Deed (Boundary Line Adjustment), Grantor reconfigures its property as set forth on the Record of Survey to Support a Boundary Line Adjustment for Bently Family, LLC, f/k/a Bently Family Limited Partnership, recorded concurrently herewith as Document No. 2018-914646.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed (Boundary Line Adjustment) this 8<sup>th</sup> day of May, 2018.

BENTLY FAMILY, LLC,  
a Nevada limited liability company, Grantor

By: *Jeff Jarboe*  
Name: Jeff Jarboe  
Its: Chief Financial Officer

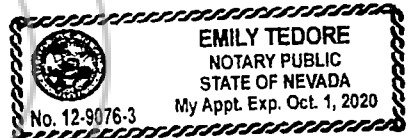
BENTLY FAMILY, LLC,  
a Nevada limited liability company, Grantor

By: *[Signature]*  
Name: Brady Frey  
Its: Chief Operating Officer

STATE OF NEVADA        )  
                                      :SS.  
COUNTY OF DOUGLAS    )

On the 1<sup>st</sup> day of May, 2018, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Family, LLC, known to me (or proved to me) to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein contained.

*[Signature]*  
NOTARY PUBLIC



STATE OF CALIFORNIA    )  
                                      :SS.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of May, 2018, before me personally appeared Brady Frey, as Chief Operating Officer of Bently Family, LLC, known to me (or proved to me) to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein contained.

*[Signature]*  
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 May 8, 2018 before me, YVETTE MARIE CONDE,  
Date Here Insert Name and Title of the Officer  
personally appeared BRADY J. FREY  
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: \_\_\_\_\_

**Exhibit A**  
**Legal Description**

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

All that certain property situate in Section 2, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, more particularly described as follows:

Parcel 28, as shown on that certain Division of Land Map recorded in the office of the Douglas County Recorder, on November 29, 1978 in Book 1178, Page 1599, as Document No. 27700, Official Records Douglas County, State of Nevada, EXCEPTING THEREFROM all that portion of said land lying West of the East line of East Valley Right-of-Way as described in that certain Amended Deed for Public Right of Way, to Douglas County, a political subdivision of the State of Nevada, recorded in the office of the Douglas County Recorder, on December 4, 2007 in Book 1207, Page 467, as Document No. 714241, Official Records, Douglas County, State of Nevada.

TOGETHER WITH a non-exclusive road easement over and across the Parcels of land as set forth on the Land Division Map, Document No. 19092, being a portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B. &M., filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 2, 1978, as Document No. 27700, excepting therefrom all those certain road easements traversing the herein-above first mentioned parcels of land.

Note: Reference is hereby made to said land depicted as Parcel 28, as shown on Record of Survey for Bernard Furlan and Angelo Giusti, recorded January 27, 1983, in Book 183, Page 1298, as Document No. 75477, and to Parcel 28, as shown on Record of Survey for Bently Nevada Corporation, recorded May 21, 2002 in Book 0502, Page 6528, as Document No. 542774.

Assessor's Parcel Number(s):  
1320-02-002-076

**Exhibit B**  
**Legal Description**

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

All that certain property situate in Section 11, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, more particularly described as follows:

Parcel 29, as shown on that certain Division of Land Map recorded in the office of the Douglas County Recorder, on November 29, 1978 in Book 1178, Page 1599, as Document No. 27700, Official Records Douglas County, State of Nevada, EXCEPTING THEREFROM all that portion of said land lying West of the East line of East Valley Right-of-Way as described in that certain Amended Deed for Public Right of Way, to Douglas County, a political subdivision of the State of Nevada, recorded in the office of the Douglas County Recorder, on December 4, 2007 in Book 1207, Page 467, as Document No. 714241, Official Records, Douglas County, State of Nevada.

TOGETHER WITH a non-exclusive road easement over and across the Parcels of land as set forth on the Land Division Map, Document No. 19092, being a portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B. &M., filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 2, 1978, as Document No. 27700, excepting therefrom all those certain road easements traversing the herein-above first mentioned parcels of land.

Note: Reference is hereby made to said land depicted as Parcel 29, as shown on Record of Survey for Bernard Furlan and Angelo Giusti, recorded January 27, 1983, in Book 183, Page 1298, as Document No. 75477, and to Parcel 29, as shown on Record of Survey for Bently Nevada Corporation, recorded May 21, 2002 in Book 0502, Page 6528, as Document No. 542774.

Assessor's Parcel Number(s):  
1320-11-001-036

**EXHIBIT "C"**  
**Parcel 1**  
**(Adjusted A.P.N. 1320-02-002-076)**

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

A parcel of land located within portions of Section 2 and Section 11, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 2 as shown on the Record of Survey for Bently Nevada Corporation recorded May 21, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 542774;

thence along the westerly line of said Section 2, North 00°49'11" East, 1319.19 feet to the north line of the southwest 1/4 of said Section 2;

thence along the north line of the southwest 1/4 of said Section 2, South 89°18'05" East, 40.00 feet to the **POINT OF BEGINNING**;

thence continuing along said north line, South 89°18'05" East, 1278.62 feet;

thence South 00°51'44" West, 819.51 feet;

thence North 89°19'50" West, 217.50 feet;

thence South 00°51'44" West, 498.99 feet to a point on the south line of said Section 2;

thence along said south line of Section 2, South 89°19'50" East, 217.50 feet;

thence leaving said south line of Section 2, South 00°08'19" West, 1250.12 feet to a point on the easterly line of East Valley Road as described in Document No. 714241;

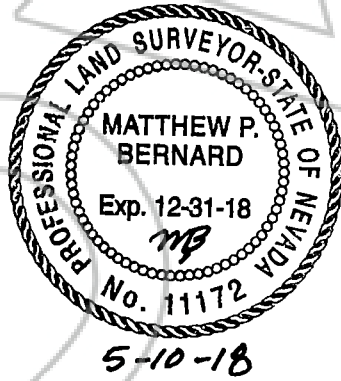
thence along said easterly line of East Valley Road, along a non-tangent curve to the left having a radius of 1540.00 feet, a central angle of 49°59'17" an arc length of 1343.58 feet and a radial bearing of South 78°48'39" West;

thence continuing along said easterly line, along a tangent curve to the right having a radius of 960.00 feet, a central angle of 61°59'49" and an arc length of 1038.77 feet;

thence continuing along said easterly line, North 00°49'11" East, 678.94 feet to the **POINT OF BEGINNING**, containing 45.79 acres, more or less;

The Basis of Bearing of this description is South 89°18'05" East, the north line of the southwest 1/4 of Section 2, as shown on the Record of Survey for Bently Nevada Corporation recorded May 21, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 542774.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423





**EXHIBIT "D"**  
**Parcel 2**  
**(Adjusted A.P.N. 1320-11-001-036)**

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

A parcel of land located within a portion of Section 2, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 2 as shown on the Record of Survey for Bently Nevada Corporation recorded May 21, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 542774;

thence along the southerly line of said Section 2, South 89°19'50" East, 1100.13 feet to the **POINT OF BEGINNING**;

thence leaving said southerly line, North 00°51'44" East, 498.99' feet;

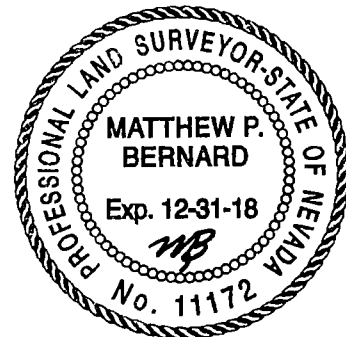
thence South 89°19'50" East, 217.50 feet;

thence South 00°51'44" West, 498.99 feet to a point on the southerly line of said Section 2;

thence along said southerly line, North 89°19'50" West, 217.50 feet to the **POINT OF BEGINNING**, containing 2.49 acres, more or less.

The Basis of Bearing of this description is South 89°18'05" East, the north line of the southwest 1/4 of Section 2, as shown on the Record of Survey for Bently Nevada Corporation recorded May 21, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 542774.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



5-10-18

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1320-02-002-076
  - b) 1320-11-001-036
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
_____	

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 3
  - b. Explain Reason for Exemption: Boundary line adjustment between 2 contiguous parcels both with the same common owner

5. Partial Interest: Percentage being transferred: 100.0 %

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 / CFO

Signature [Signature] Capacity Grantee / CFO

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

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

Print Name: Bently Family, LLC  
 Address: 1597 Esmeralda Ave.  
 City: Minden  
 State: NV Zip: 89423

Print Name: Bently Family, LLC  
 Address: 1597 Esmeralda Ave.  
 City: Minden  
 State: NV Zip: 894523

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Incline Law Group, LLP Escrow # \_\_\_\_\_  
 Address: 264 Village Blvd. Suite 104  
 City: Incline Village State: NV Zip: 89451

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