

DOUGLAS COUNTY, NV  
RPTT:\$2730.00 Rec:\$35.00  
\$2,765.00 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2018-919615**

09/14/2018 11:15 AM

APN# : 1120-03-000-003  
RPTT: \$2,730.00

Recording Requested By:  
Western Title Company  
Escrow No.: 099036-TEA  
When Recorded Mail To:  
Bently Family, LLC, a Nevada Limited Liability  
Company  
1597 Esmeralda Ave  
Minden, NV 89423

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,

George Francis Goodspeed, Jr. and Barbara Lang Goodspeed, Trustees of The Goodspeed Family Trust dated May 7, 2015

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

Bently Family, LLC, a Nevada Limited Liability Company

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 water rights, surface or ground, 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: 08/29/2018

The Goodspeed Family Trust dated May 7, 2015

*George Francis Goodspeed, Jr.*  
George Francis Goodspeed, Jr., Trustee

*Barbara Lang Goodspeed*  
Barbara Lang Goodspeed, Trustee

STATE OF *Nevada*

COUNTY OF *Douglas*


} ss

This instrument was acknowledged before me on  
*9/11/18*

By George Francis Goodspeed, Jr. and Barbara Lang Goodspeed.

*[Handwritten Signature]*

Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 86-1891-5 - Expires January 5, 2019

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 86-1891-5 - Expires January 5, 2019

**EXHIBIT "A"**

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

**PARCEL 1**

A Parcel of land located in the Northeast quarter of the Southwest quarter of Section 3, Township 11 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 3, a found brass cap, proceed North 89°32'50" East, 1320.61 feet to the TRUE POINT OF BEGINNING, which is the Northwest corner of the parcel; proceed thence North 89°32'50" East, 466.84 feet, to the Northeast corner of the parcel; thence South 11°02'06" West, 729.65 feet to a point; thence South 07°55'46" West, 405.27 feet to a point; thence South 18°04'31" West, 168.16 feet to the Southeast corner of the parcel; thence North 46°17'54" West, 108.94 feet to a point; thence North 46°12'34" West, 201.58 feet to the Southwest corner of the parcel; thence North 00°16'51" East, 1058.98 feet to the TRUE POINT OF BEGINNING.

Reference is made to Parcel 1 as shown on Parcel Map for Sallie Springmeyer, recorded January 6, 1976, as Document No. 86555, Official Records of Douglas County, Nevada.

**PARCEL 2**

A non-exclusive easement for roadway ingress and egress and set forth in Grant of Easement executed by Fred H. Dressler in favor of The General Public and the County of Douglas, filed in the office of the Douglas County Recorder on October 10, 1991, as Document No. 262359, and in Easement Deed executed by Heritage Ranch, a General Partnership in favor of the General Public and the County of Douglas, filed in the office of the Douglas County Recorder on October 19, 1991, as Document No. 262360, Official Records.

**PARCEL 3**

A reciprocal Easement for ingress/egress, public or private utilities as set forth in Reciprocal Grant of Easement executed by the Estate of Fred H. Dressler, et als, and Bently Family Limited Partnership, its successors and assigns, filed in the office of the Douglas County Recorder on March 25, 1997, as Document No. 409059, Official Records.

**PARCEL 4**

A Private access easement as set forth in Easement Deed executed by West Fork Water Company LLC, in favor of George Goodspeed JR. and Barbara Goodspeed, husband and wife, filed for record in the office of the Douglas County Recorder on September 30, 2008, as Document No. 730837, Official Records.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 7, 2015, as Document No. 2015-861614 of Official Records.

Assessor's Parcel Number(s):  
1120-03-000-003

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1120-03-000-003

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: \$700,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$700,000.00  
 Real Property Transfer Tax Due: \$2,730.00

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 George Francis Goodspeed Capacity seller  
 Signature Barbara V. Goodspeed Capacity seller

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

Print Name: George Francis Goodspeed, Jr. and Barbara Lang Goodspeed, Trustees of The Goodspeed Family Trust dated May 7, 2015  
 Address: 1445 Indian Creek Road  
 City: Gardnerville  
 State: NV Zip: 89460

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

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

**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. #: 099036-TEA

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