

A.P.N.: 1219-09-001-003 and 121909001004 and  
121909001005 and 121909001006 and  
121909001007 and 121909001032  
File No: 143-2556010 (mk)  
R.P.T.T.: \$\$2,730.00

When Recorded Mail To: Mail Tax Statements To:  
Timothy Ryan Cates, Trustee  
2818 Fyne Drive  
Walnut Creek, CA 94598

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

BENTLY FAMILY LTD PARTNERSHIP., a Nevada limited Partnership

do(es) hereby *GRANT, BARGAIN and SELL* to

Timothy Ryan Cates, Trustee of the Cates Family Trust dated April 29, 2014

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

**PARCEL I:**

**THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B &M.**

**PARCEL II:**

**THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B &M.**

**PARCEL III:**

**A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE ONE-QUARTER AND 1/16 LINES FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 89°47'00" EAST, 1307.50 FEET; THENCE ALONG THE 1/16 LINE OF NORTH 0°06'45" EAST, 853.41 FEET; THENCE NORTH 89°44'00" WEST 575.80 FEET; THENCE SOUTH 0°06'45" WEST, 344.64 FEET; THENCE NORTH 89°40'28" WEST, 732.04 FEET; THENCE SOUTH 0°04'30" WEST, 510.67 FEET; THENCE SOUTH 89°47'00" EAST,**

**1307.50 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 16, 2000, IN BOOK 500, PAGE 3445 AS DOCUMENT NO. 492060 OF OFFICIAL RECORDS.**

**PARCEL IV:**

**A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE 1/16 LINE FROM WHICH THE EAST ONE QUARTER CORNER OF SAID SECTION 9 BEARS SOUTH 0°06'45" WEST, 853.41 FEET AND NORTH 89°47'00" EAST 1307.50 FEET; THENCE ALONG THE 1/16 LINE, NORTH 0°06'45" EAST, 467.56 FEET; THENCE NORTH 89°41'00" WEST, 1,308.36 FEET; THENCE SOUTH 0°04'30" WEST, 812.20 FEET; THENCE SOUTH 89°40'28" EAST, 732.04 FEET; THENCE NORTH 0°06'45" EAST, 344.64 FEET; THENCE NORTH 89°44'00" EAST, 575.80 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 10, 1997, IN BOOK 197, PAGE 1019 AS DOCUMENT NO. 404363 OF OFFICIAL RECORDS.**

**PARCEL V:**

**THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B &M.**

**PARCEL VI:**

**A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9 AS SHOWN ON THE RECORD OF SURVEY FOR DONALD E. BENTLY, DOCUMENT NO. 129080 OF THE DOUGLAS COUNTY RECORDER'S OFFICE;**

**THENCE NORTH 18°53'15" WEST, 2,051.48 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL 1 AS SHOWN ON THE PARCEL MAP FOR DONALD E. BENTLY, DOCUMENT NO. 272260;**

**THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 89°39'48" WEST, 381.56 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL CONVEYED TO THE BENTLY FAMILY LIMITED PARTNERSHIP IN DEED DOCUMENT NO. 559824, BEING THE POINT OF BEGINNING;**

**THENCE SOUTH 00°09'00" WEST, 290.04 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID BENTLY FAMILY LP PARCEL TO THE SOUTHEASTERLY CORNER THEREOF;**

**THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BENTLY FAMILY LP PARCEL, NORTH 89°39'12" WEST, 257.91 FEET TO THE SOUTHWESTERLY CORNER THEREOF;**

**THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID BENTLY FAMILY LP PARCEL, NORTH 00°07'45" EAST, 290.00 FEET TO THE NORTHWESTERLY CORNER THEREOF, ALSO BEING THE SOUTHWESTERLY CORNER OF THE ABOVE SAID DONALD E. BENTLY PARCEL 1;**

**THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 1, NORTH 00°07'45" EAST, 389.57 FEET TO THE NORTHWESTERLY CORNER THEREOF;**

**THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 1, SOUTH 89°40'35" EAST, 258.16 FEET;**

**THENCE SOUTH 00°09'00" WEST, 389.63 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 21, 2013, IN BOOK 813, PAGE 5733 AS DOCUMENT NO. 829266 OF OFFICIAL RECORDS.**

**PARCEL VII:**

**A 30' WIDE ROAD EASEMENT FOR ROADWAY AS DISCLOSED BY A GRANT OF EASEMENT, RECORDED APRIL 26, 1966 IN BOOK 2, AT PAGE 206, OFFICIAL RECORDS AS DOCUMENT NO. 15947, DOUGLAS COUNTY, NEVADA.**

**PARCEL VIII:**

**A 30' WIDE ROAD EASEMENT FOR ROADWAY AS DISCLOSED BY A GRANT OF EASEMENT, RECORDED APRIL 26, 1966 IN BOOK 2, AT PAGE 208, OFFICIAL RECORDS AS DOCUMENT NO. 15948, DOUGLAS COUNTY, NEVADA.**

**PARCEL IX:**

**A 30' WIDE ROAD EASEMENT FOR ROADWAY AS DISCLOSED BY A JOINT TENANCY DEED, RECORDED APRIL 26, 1966 IN BOOK 2, AT PAGE 216, OFFICIAL RECORDS AS DOCUMENT NO. 15951, DOUGLAS COUNTY, NEVADA.**

**PARCEL X:**

**A NON-EXCLUSIVE RIGHT APPURTENANT TO PARCEL 3 TO USE AN EXISTING ROADWAY TRAVERSING THE NE QUARTER OF SAID SECTION 9, AS DISCLOSED IN A DEED, RECORDED JANUARY 10, 1967 OFFICIAL RECORDS, AS DOCUMENT NO. 35121 AND AS SHOW ON RECORD OF SURVEY, RECORDED JANUARY 7, 1986 IN BOOK 186, PAGE 320 OFFICIAL RECORDS AS DOCUMENT NO. 129080, ALL OF DOUGLAS COUNTY, NEVADA**

**PARCEL XI:**

**A 30' WIDE ROAD EASEMENT FOR ROADWAY AS DISCLOSED BY A PARCEL MAP,**

**RECORDED MAY 25, 1977 IN BOOK 577, AT PAGE 1231, OFFICIAL RECORDS AS DOCUMENT NO. 09475, DOUGLAS COUNTY, NEVADA.**

**PARCEL XII:**

**A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 AS CONFIRMED IN STIPULATION OF COURT RECORDED MARCH 6, 1978 IN BOOK 378, PAGE 342 OFFICAL RECORDS AS DOCUMENT NO. 18234, DOUGLAS COUNTY, NEVADA.**

**NOTE: THE ABOVE EASEMENT OMITTS THE SE QUARTER OF THE NW QUARTER, THUS NOT PROVIDING ACCESS FOR PARCEL 1**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 12/05/2018

Bently Family Limited Partnership, A Nevada  
Limited Partnership

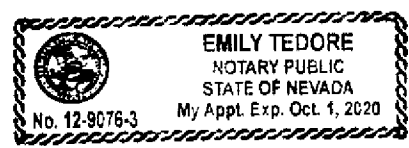
By: CPB Holdings Ltd., its Managing Member

By: *Jeffrey Jarboe*  
Name: Jeffrey Jarboe  
Title: Chief Financial Officer

STATE OF Nevada )  
COUNTY OF Douglas ) : ss.

This instrument was acknowledged before me on Jan 2<sup>nd</sup>, 2019 by Jeff Jarboe

*Emily Tedore*  
*Emily Tedore*  
Notary Public  
(My commission expires: 10/1/20)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
December 05, 2018 under Escrow No. 143-2556010.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-09-001-003
- b) \_\_\_\_\_
- 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$700,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$700,000.00
- d) Real Property Transfer Tax Due \$2,730.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *M. Kelsch*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Bently Family Limited Partnership,  
A Nevada Limited Partnership  
 Address: 1597 Esmeralda Ave  
 City: Minden  
 State: NV Zip: 89423

Print Name: Timothy Ryan Cates,  
Trustee of the Cates  
Family Trust dated April  
29, 2014  
 Address: 2818 Fyne Drive  
 City: Walnut Creek  
 State: CA Zip: 94598

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance  
Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2556010 mk/ mk  
 State: NV Zip: 89423

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