

DOUGLAS COUNTY, NV
RPTT:\$280.80 Rec:\$35.00
\$315.80 Pgs=6
ETRCO
KAREN ELLISON, RECORDER

2019-926901

03/21/2019 08:44 AM

APN# : 1320-02-002-082
RPTT: \$280.80

Recording Requested By:
Western Title Company

Escrow No.: 102865-TEA
When Recorded Mail To:
Family Support Council of
Douglas County, a Nevada
non-profit association
1255 Waterloo Lane, Unit A
Gardnerville, NV 89410

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

This document was signed in counterpart

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, f/k/a Bently Family Limited Partnership, a Nevada limited partnership

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

Family Support Council of Douglas County, a Nevada non-profit association

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

"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: 03/06/2019

Bently Family, LLC, a Nevada Limited Liability Company

By: CPB Holdings, Ltd, its Managing Member

By: Jeffrey R Jarboe
Jeffrey Jarboe, Chief Financial Officer

By: Brady Frey
Brady Frey, Chief Operating Officer

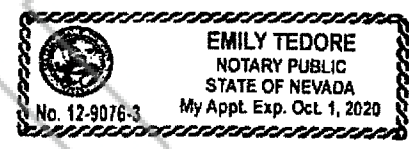
STATE OF Nevada } ss

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
March 13th, 2019

By Jeffrey Jarboe * * * *

Emily Tedore
Notary Public



STATE OF _____ } ss

COUNTY OF _____ } ss

This instrument was acknowledged before me on

By Brady Frey

Notary Public

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 _____

COUNTY OF _____

This instrument was acknowledged before me on

By Jeffrey Jarboe

Notary Public

}ss

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Brady Frey

Notary Public

}ss

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, 2019 before me, YVETTE MARIE CONDE, NOTARY PUBLIC
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 [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: GRANT BARGAIN 1/2 SALE DEED 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"

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 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.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 23, 2018 as File No. 2018-914646, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 23, 2018, as Document No. 2018-914645 of Official Records.

**Assessor's Parcel Number(s):
1320-02-002-082**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-02-002-082

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: \$72,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$72,000.00
 Real Property Transfer Tax Due: \$280.80

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: question-contact the county assessor

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 Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Bently Family, LLC, a Nevada Limited Liability Company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership

Address: 1597 Esmeralda Avenue
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Family Support Council of Douglas County, a Nevada non-profit association

Address: 1255 Waterloo Ln
City: Gardnerville
State: NV **Zip:** 89410

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. #: 102865-TEA