

APN# : 1220-09-302-006

RPTT: \$9,746.10

Recording Requested By:

Western Title Company

Escrow No.: 123228-WLD

When Recorded Mail To:

Santa Ynez Valley Construction
Company, a California Corporation
P.O. Box 489
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

Wendy Dunbar, assistant
Wendy Dunbar 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,

The Bently Family Limited Partnership, now Bently Family, LLC, a Nevada limited liability company, by articles of conversion filed with the Secretary of State of Nevada

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

Santa Ynez Valley Construction Company, a California Corporation

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: 06/28/2021

The Bently Family Limited Partnership, now Bently Family, LLC a Nevada Limited Liability Company, by articles of conversion filed with the Secretary of State of Nevada
By CPB Holdings, Ltd, its Managing Member



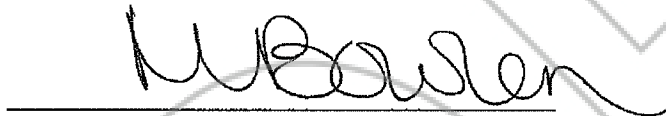
Jeff Jarboe, Chief Financial Officer

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
June 30, 2021, By Jeff Jarboe.

} ss



Notary Public

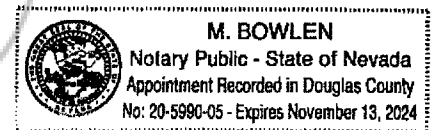


EXHIBIT "A"

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 Section 9, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwesterly corner of Parcel 2 as shown on the Record of Survey for A. Shawn Estes and Bing Construction of Nevada, Document No. 429582 of the Douglas County Recorder's Office, being a point on the Northerly right of way line of Dresslerville Road, which bears North 82°58'09" East, 292.04 feet from the NDOT centerline monument at Centerville Lane (SR 756) and Dresslerville Road; thence North 00°04'18" East, along the Westerly line of said Parcel 2, 262.07 feet; thence North 89°05'20" West, 249.84 feet to a point on the Easterly right of way line of Centerville Lane; thence North 00°04'34" East, along said Easterly right of way line, 255.97 feet to a 5/8" rebar with cap stamped PLS 3209, being the Northwesterly corner of Parcel 1 as shown on said Record of Survey; thence 88°18'49" East, along the Northerly line of said Parcel 1, 249.91 feet to the Northeasterly corner thereof; thence North 88°15'28" East, along the Northerly line of said Parcel 2, 400.27 feet to a 5/8" rebar with cap stamped PLS 3209; thence South 46°26'32" East, along the Easterly line of said Parcel 2, 486.50 feet to a 1/2" rebar; thence South 31°36'52" West, continuing along said Easterly line, 253.82 feet to a point on the Northerly right of way line of Dresslerville Road being a 5/8" rebar with cap stamped PLS 3209; thence North 89°05'20" West, along said Northerly right of way line, 620.33 feet to the POINT OF BEGINNING.

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 March 23, 2001, as Document No. 510914 of Official Records.

Assessor's Parcel Number(s):
1220-09-302-006

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-09-302-006

2. Type of Property:
a) Vacant Land
b) Single Fam. Res.
c) Condo/Twnhse
d) 2-4 Plex
e) Apt. Bldg
f) Comm'/Ind'l
g) Agricultural
h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. Total Value/Sales Price of Property:
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$2,499,000.00
Real Property Transfer Tax Due: \$9,746.10

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 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 disallowance of any claimed exception, 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. Bowen Capacity: Escrow Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: The Bently Family Limited Partnership, now Bently Family, LLC, a Nevada limited liability company, by articles of conversion filed with the Secretary of State of Nevada

(REQUIRED)
Print Name: Santa Ynez Valley Construction Company, a California Corporation

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

Address: P.O. Box 489
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 123228-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410