

APN: 1320-08-001-011

Mail tax statements to:
Bently Family, LLC
1597 Esmeralda Avenue
Minden, NV 89423

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)



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

THIS INDENTURE, made this 23 day of June 2021, 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:

THAT IN AND FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR has this day bargained and sold, and by these presents does bargain and sell, transfer, and deliver unto the GRANTEE, and its successors and assigns forever, a perpetual private access and public utility easement for ingress and egress to and over and under a portion of that real property as described herein below, to construct, maintain, repair, replace, and rebuild access and public utility facilities and improvements.

THE LAND AFFECTED by the grant of this private access and public utility easement is located in the County of Douglas, State of Nevada, and is more particularly described in the attached **Exhibit A** and the survey map illustrating this easement attached as **Exhibit B** hereto,

and incorporated herein by this reference.

Said private access and public utility easement is conveyed pursuant to and is more particularly depicted on the Record of Survey recorded contemporaneously herewith.

TO HAVE AND TO HOLD said private access and public utility easement unto the GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed these presents the day and year first above written.

GRANTOR:

BENTLY FAMILY, LLC,
a Nevada limited liability company,
f/ka BENTLY FAMILY LIMITED PARTNERSHIP,
a Nevada limited partnership

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

STATE OF NEVADA)
):SS.
COUNTY OF DOUGLAS)



On the 23 day of June, 2021, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Family, LLC, f/k/a Bently Family Limited Partnership, 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.

Caroline A. Stewart
NOTARY PUBLIC

**EXHIBIT 'A'
DESCRIPTION
50' ACCESS & PUBLIC UTILITY EASEMENT**

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

A 50-foot (50') wide strip of land for access and public utility purposes located within a portion of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southeast corner of Parcel 2A as shown on the Record of Survey to Support a Boundary Line Adjustment for Milky Way Farms, Inc. filed for record January 11, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 532066, said point falling on the west line of Heybourne Road;

thence along said west line of Heybourne Road, North 00°00'34" West, 7.13 feet to the **POINT OF BEGINNING**;

thence South 89°54'46" West, 348.40 feet;

thence along the arc of a curve to the left, having a radius of 20.00 feet, central angle of 49°56'46", arc length of 17.43 feet, and chord bearing and distance of South 64°56'23" West, 16.89 feet to a point on the south line of said Parcel 2A;

thence along said south line of Parcel 2A, South 89°54'46" West, 66.08 feet;

thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 26.08 feet, central angle of 51°27'33", arc length of 23.42 feet, and chord bearing and distance of North 48°57'47" East, 22.64 feet;

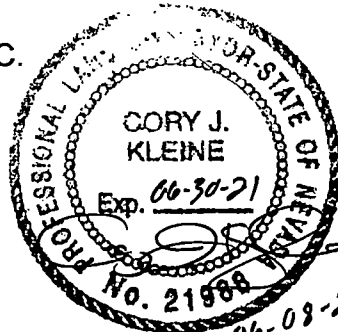
thence along the arc of a reverse curve to the right, having a radius of 70.00 feet, central angle of 66°40'45", arc length of 81.46 feet, and chord bearing and distance of North 56°34'23" East, 76.94 feet;

thence North 89°54'46" East, 348.46 feet to a point on said west line of Heybourne Road;

thence along said west line of Heybourne Road, South 00°00'34" East, 50.00 feet to the **POINT OF BEGINNING**, containing 0.47 acres, or 20,348 square feet more or less.

The Basis of Bearing for this description is identical to the Record of Survey to Support a Boundary Line Adjustment for Milky Way Farms, Inc. filed for record January 11, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 532066.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 150'

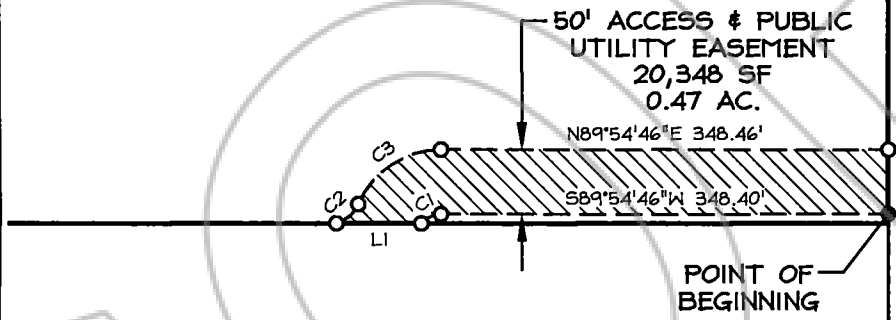
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'46"W	66.08'
L2	S00°00'34"E	50.00'



**A.P.N. 1320-08-001-011
BENTLY FAMILY LTD.
PARTNERSHIP**

HEYBOURNE ROAD

A.P.N. 1320-08-002-008
DOUGLAS COUNTY
DOUGLAS COUNTY AIRPORT



A.P.N. 1320-08-002-006
BENTLY FAMILY LTD. PARTNERSHIP

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	49°56'46"	20.00'	17.43'	S64°56'23"W	16.89'
C2	51°27'33"	26.08'	23.42'	N48°57'47"E	22.64'
C3	66°40'45"	70.00'	81.46'	N56°34'23"E	76.94'



RO Anderson
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MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

EXHIBIT 'B'
**50' ACCESS & PUBLIC
UTILITY EASEMENT**
(A PORTION OF A.P.N. 1320-08-001-011)
DOUGLAS COUNTY, NEVADA

05/05/21