



KAREN ELLISON, RECORDER E03

APNs. :1320-08-001-011;
1320-07-001-003

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

**Recording Requested by and
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)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**GRANT DEED
(BOUNDARY LINE ADJUSTMENT)**

THIS DEED is 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:

Grantor is the owner of certain real property located in Douglas County, Nevada, identified as APN 1320-08-001-011 as more particularly described in **Exhibit A** attached hereto and incorporated herein (hereinafter "**Parcel 1**").

Grantor is also the owner of adjacent real property located in Douglas County, Nevada, identified as APN 1320-07-001-003, and as more particularly described in **Exhibit B** attached hereto and incorporated herein (hereinafter "**Parcel 2**").

Grantor desires to adjust the common boundary lines between the two (2) aforementioned parcels by adjusting, removing and adding portions of property, pursuant to that certain survey as referenced below.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of creating a lot line adjustment between contiguous parcels owned by Grantor, does by these presents, grant, bargain, sell, convey, transfer, and deliver to Grantee, and its heirs, successors and assigns, all of Grantor's right, title and interest in and to **Parcel 1** and **Parcel 2**, with the resulting adjusted parcels of property situate in Douglas County, Nevada, more particularly described as set forth in **Exhibit C** (Adjusted **Parcel 1**, a portion of APN 1320-08-001-011), and **Exhibit D** (Adjusted **Parcel 2**, a portion of APN 1320-07-001-003 and APN 1320-08-001-011), attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to its heirs, successors and assigns forever.

By this Grant Deed (Boundary Line Adjustment), Grantor reconfigures its property as set forth on the Record of Survey to Support a Boundary Line Adjustment for Bently Family LTD. Partnership, and now known as Bently Family, LLC, recorded concurrently herewith as Document No. 2021-971689.

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IN WITNESS WHEREOF, Grantor has executed this Grant Deed (Boundary Line Adjustment) this 23rd day of June, 2021.

GRANTOR:

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

By: *Jeff Jarboe*
Name: Jeff Jarboe
Its: 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"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

A parcel located within the Northeast one-quarter of Section 8, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Southeast corner of Parcel 3 as shown on the Map of Division into Large Parcels for Milky Way Farms Inc., Document No. 511704 of the Douglas County Recorder's Office, being a point on the Westerly line of Heybourne Road which bears South 89°54'46" West, 30.00 feet from the center of said Section 8;

thence South 89°54'46" West, along the Southerly line of Parcels 2 and 3 of said map, 2586.88 feet to the Southwest corner thereof;

thence North 00°02'17" West, along the Westerly line of Parcel 2 of said map, 1324.13 feet;

thence North 00°17'48" West, along the Westerly line of Parcel 2 of said map, 4.99 feet to the Northwest corner thereof;

thence North 89°58'45" East, along the Northerly line of Parcel 2 of said map, 1293.79 feet to the Northeast corner thereof;

thence South 00°01'26" East, along the Easterly line of Parcel 2 of said map, 673.42 feet;

thence North 89°58'45" East, 1293.61 feet to a point on the Westerly line of Heybourne Road;

thence South 00°00'34" East, along said Westerly line of Heybourne Road, 652.71 feet to the POINT OF BEGINNING.

Said premises are more fully shown as Parcel 2A as set forth on that certain Record of Survey recorded January 11, 2002 as Document No. 532066.

APN: 1320-08-001-011

Exhibit "B"

LEGAL DESCRIPTION

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

A parcel of land located within the Southeast one-quarter of the Northeast one-quarter of Section 7, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Southerly line of Parcel 2-A as shown on the Map of Division into Large Parcels No. 3 for Bently Nevada Corporation, Document No. 322196 of the Douglas County Recorder's Office, said point bears N. $89^{\circ}45'20''$ W., 12.20 feet from the East one-quarter corner of said Section 7;

thence N. $89^{\circ}45'20''$ W., along the Southerly line of said Parcel 2-A, 1330.52 feet to the Southwesterly corner thereof;

thence N. $00^{\circ}13'53''$ W., along the Westerly line of said Parcel 2-A, 1327.11 feet to the Northwesterly corner thereof;

thence S. $89^{\circ}37'44''$ E., along the Northerly line of said Parcel 2-A, 1335.02 feet;

thence S. $00^{\circ}02'17''$ E., along an existing fence line, 1324.13 feet to the POINT OF BEGINNING.

Containing 40.558 acres more or less.

Basis of Bearing

The East line of the West one-half of Section 5, Township 13 North, Range 20 East, MDM, as shown on the Map of Division into Large Parcels for John and Barbara Indiano, Document No. 365031 of the Douglas County Recorder's Office, (N. $00^{\circ}32'25''$ W.).

Note: Reference is hereby made to said land depicted as Parcel 2, as shown on Record of Survey for Milky Way Farms Inc., Loran and Carol J. Uhart and The Bently Family Limited Partnership, recorded April 24, 1998, as Document 438003.

APN: 23-030-25; New APN 1320-07-001-003

EXHIBIT "C"

**DESCRIPTION
ADJUSTED PARCEL 1
(A portion of A.P.N. 1320-08-001-011)**

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

A parcel of land located within a portion of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southeast corner of Parcel 3A as shown on the Record of Survey to Support a Boundary Line Adjustment for Milky Way Farm, 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, South 00°00'34" East, 652.71 feet, to the southeast corner of Parcel 2A as shown on said Record of Survey;

thence along the south line of said Parcel 2A, South 89°54'46" West, 1,293.45 feet;

thence North 00°01'26" West, 654.21 feet to the southwest corner of said Parcel 3A;

thence along the south line of said Parcel 3A, North 89°58'45" East, 1,293.61 feet to the **POINT OF BEGINNING**, containing 19.40 acres, 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 Farm, Inc. filed for record January 11, 2002 in said office of Recorder as Document No. 532066.

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

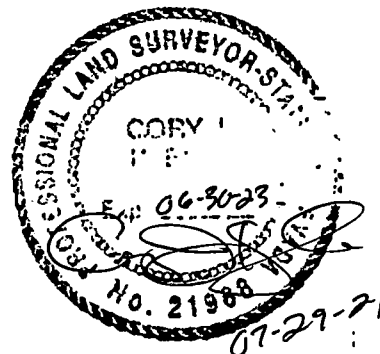


EXHIBIT "D"

**DESCRIPTION
ADJUSTED PARCEL 2
(A portion of A.P.N. 1320-07-001-003 & A.P.N. 1320-08-001-011)**

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

A parcel of land located within portions of Sections 7 & 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 Farm, Inc. filed for record January 11, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 532066;

thence along the south line of said Parcel 2A, South 89°54'46" West, 1,293.45 feet to the **POINT OF BEGINNING**;

thence continuing along said south line of Parcel 2A, South 89°54'46" West, 1293.43 feet;

thence North 00°02'17 West, 5.00 feet to the southeast corner of Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Milky Way Farm, Inc., Loran & Carol J. Uhart and The Bently Family Limited Partnership filed for record April 24, 1998 in said office of Recorder as Document No. 438003;

thence along the south line of said Parcel 2, North 89°45'20' West, 1,330.52 feet to the southwest corner of said Parcel 2;

thence along the west line of said Parcel 2, North 00°13'53" West, 1,327.11 feet to the northwest corner of said Parcel 2,

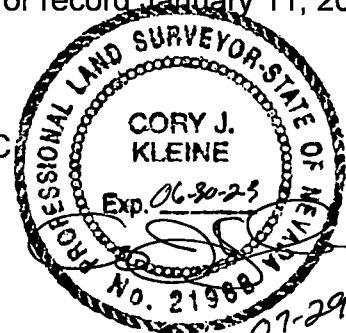
thence along the north line of said Parcel 2, South 89°37'44" East, 1,335.02 feet to the northwest corner of said Parcel 2A;

thence along the north line of said Parcel 2A, North 89°58'45" East, 1,293.79 feet;

thence South 00°01'26" East, 1,327.63 feet to the **POINT OF BEGINNING**, containing 80.01 acres, 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 Farm, Inc. filed for record January 11, 2002 in said office of Recorder as Document No. 532066.

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



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-08-001-011
 b) 1320-07-001-003
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Boundary line adjustment between 2 contiguous parcels both with the same common owner

5. Partial Interest: Percentage being transferred: 100.0 %

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 [Signature] Capacity Grantor / CFO

Signature [Signature] Capacity Grantee / CFO

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bently Family, LLC
 Address: 1597 Esmeralda Ave.
 City: Minden
 State: NV Zip: 89423

Print Name: Bently Family, LLC
 Address: 1597 Esmeralda Ave.
 City: Minden
 State: NV Zip: 894523

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

Print Name: Incline Law Group, LLP Escrow # _____
 Address: 264 Village Blvd. Suite 104
 City: Incline Village State: NV Zip: 89451

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