

DOUGLAS COUNTY, NV

**2021-971992**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=8

**08/04/2021 10:13 AM**

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

APN: 1320-27-001-007, 009, 010, 021  
1320-27-002-004, 026, 033  
1320-28-000-007

ORDER NO.: 01903498-RLT

The undersigned hereby affirms that this document  
Submitted for recording does not contain the social  
Security number of any person or persons.  
(Pursuant to NRS 239b.030)

TITLE OF DOCUMENT: GRANT, BARGAIN, SALE DEED

\*\*\*Document No. 2021-971929 is being re-recorded to add the missing Assessor's Parcel  
numbers to the front page of the deed

WHEN RECORDED MAIL TO:

Ticor Title of Nevada, Inc.  
1483 US Highway 395 N, Suite B  
Gardnerville, NV 89410

DOUGLAS COUNTY, NV **2021-971929**  
RPTT:\$22425.00 Rec:\$40.00  
\$22,465.00 Pgs=6 **08/03/2021 10:30 AM**  
TICOR TITLE - GARDNERVILLE  
**KAREN ELLISON, RECORDER**

WHEN RECORDED MAIL TO:  
Buckeye Industrial Park, LLC a Nevada Limited  
Liability Company  
1300 Buckeye Road  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1903498-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-27-001-007,009,010 ,021

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$22,425.00 1320-27-002-004 ,026 ,033 , 1320-28-000-007

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Bently Enterprises, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Buckeye Industrial Park, LLC a Nevada Limited Liability Company

all that real property situated in the County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all appurtenant water rights and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

WHEN RECORDED MAIL TO:  
Buckeye Industrial Park, LLC a Nevada Limited  
Liability Company  
1300 Buckeye Road  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1903498-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

**E-RECORDED**

*simplifile*

ID: WZL-571929

County: Douglas

Date: 8/13/2021 Time: 10:30

APN No.: 1320-27-001-007,009,010 ,021

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$22,425.00 1320-27-002-004,026,033, 1320-28-000-007

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bently Enterprises, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Buckeye Industrial Park, LLC a Nevada Limited Liability Company

all that real property situated in the County of Douglas, State of Nevada, described as follows:

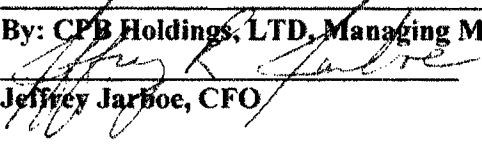
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all appurtenant water rights and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

**Bently Enterprises, LLC, a Nevada  
Limited Liability Company**

**By: CPB Holdings, LTD, Managing Member**

  
**Jeffrey Jarboe, CFO**

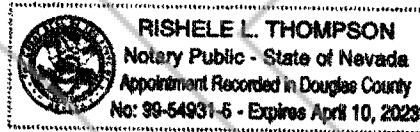
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 7/30/2021  
by Jeffrey Jarboe

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 01903498.



Escrow No. 1903498-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Block B, Lot 2, as shown on Final Map No. 1013 of Bently Science Park as filed for record on December 12, 1995, as Document No. 376672, in the office of the Douglas County Recorder.

APN: 1320-27-001-007

**PARCEL 2:**

Block B, Lot 1, as shown on Final Map No. 1013 of Bently Science Park as filed for record on December 12, 1995, as Document No. 376672, in the office of the Douglas County Recorder.

APN: 1320-27-001-009

**PARCEL 3:**

Block C, as shown on Final Map No. 1013 of Bently Science Park as filed for record on December 12, 1995, as Document No. 376672, in the office of the Douglas County Recorder.

APN: 1320-27-001-010

**PARCEL 4:**

Adjusted Block "I" as shown on the Record of Survey to support a Boundary Line Adjustment for Bently Pressurized Bearing Company & Robert E. Honer Jr. & Julie A. Honer, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on April 26, 2006 in Book 0406, Page 8928, as File No. 673515, Official Records, being more particularly described as follows:

A parcel of land being a portion of Block "I" of Final Map No. 1013 of Bently Science Park, as filed for record on December 12, 1995, at Document No. 376672 in the office of the Douglas County Recorder, said parcel being all of that land shown as Adjusted Block "I" on the Record of Survey to Support a Boundary Line Adjustment, filed for record on April 26, 2006, at Document No. 673515 in said Douglas County records, lying entirely within Sections 27 and 28, Township 13 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Block "I" being marked by a rebar with tag bearing the PLS no. 3579;

Thence S 89°47'54"E along the North line of said Block "I" a distance of 2,282.25 feet;  
Thence S 00°08'20"W a distance of 339.94 feet;  
Thence N 89°16'45"W a distance of 260.00 feet;  
Thence S 00°08'20"W a distance of 351.84 feet;  
Thence along the Northerly and Westerly line of North Bently Parkway, a 60 foot wide public road, for the following four courses:

- 1.) N 89°16'45"W a distance of 911.48 feet;
- 2.) 677.60 feet along the arc of a curve to the left having a central angle of 90°17'16", a radius of 430.00 feet, and a chord which bears S 45°34'37"W 609.64 feet;
- 3.) S 00°25'59"W a distance of 488.08 feet;
- 4.) 31.44 feet along the arc of a curve to the right having a central angle of 90°04'18", a radius of 20.00 feet, and a chord which bears S 45°28'08"W 28.30 feet;

Thence N 89°29'43"W along the North line of Buckeye Road, a 100 foot wide public road, a distance of 660.57 feet;  
Thence N 00°22'39"W along the West line of said Block "I" a distance of 1,613.92 feet to the POINT OF BEGINNING.

APN: 1320-27-001-021

Note: Document No. 2016-875199 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 5:**

Adjusted Block "K" as shown on the Record of Survey to support a Boundary Line Adjustment for Bently Nevada Corporation, according to the map thereof filed in the office of the County Recorder of Douglas County, State of Nevada on April 13, 1999 in Book 499, Page 2490, as File No. 465621, Official Records, being more particularly described as follows:

A parcel of land being all of Block "K" of Final Map No. 1013 of Bently Science Park, as filed for record on December 12, 1995, at Document No. 376672 in the office of the Douglas County Record, together with a portion of Block "F" and a portion of abandoned right-of-way of said Final Map No. 1013 of Bently Science Park, said parcel being all of that land shown as Adjusted Block "K" on the Record of Survey to Support a Boundary Line Adjustment, filed for record on April 13, 1999, at Document No. 465621 in said Douglas County records, lying entirely within the Southwest One-quarter of Section 27, Township 13 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the SW corner of said Section 27;  
Thence S 89°21'02"E along the South line of said Section 27 a distance of 1322.36 feet to the SW corner of said Block "K", being the POINT OF BEGINNING;

Thence along the Westerly boundary of said Block "K" for the following five courses:

- 1.) N 00°44'47"E a distance of 1,101.11 feet;
- 2.) N 10°09'15"W a distance of 71.40 feet;

- 3.) N 34°44'29"W a distance of 187.95 feet;
- 4.) N 34°44'30"W a distance of 202.33 feet;
- 5.) N 43°09'38"E a distance of 345.59 feet;

Thence along the Southeasterly line of Bently Parkway South, a 60 foot wide public road, for the following six courses:

- 1.) S 46°50'22"E a distance of 772.81 feet;
- 2.) 220.73 feet along the arc of a curve to the right having a central angle of 46°50'22", a radius of 270.00 feet, and a chord which bears S 23°25'11"E 214.63 feet;
- 3.) South a distance of 80.22 feet;
- 4.) 521.14 feet along the arc of a curve to the left having a central angle of 90°28'56", a radius of 330.00 feet, and a chord which bears S 45°14'28"E 468.65 feet;
- 5.) N 89°31'04"E a distance of 264.63 feet;
- 6.) 31.42 feet along the arc of a curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, and a chord which bears S 45°28'56"E 28.28 feet;

Thence S 00°28'56"E along the Westerly line of Orchard Road, a public road, a distance of 588.81 feet;

Thence along the Southerly boundary of said Block "K" for the following three courses:

- 1.) N 88°26'47"W a distance of 1,263.30 feet;
- 2.) S 01°14'59"W a distance of 36.43 feet;
- 3.) N 89°21'02"W along said South line of Section 27 a distance of 23.67 feet to the POINT OF BEGINNING.

APN: 1320-27-002-004

Note: Document No. 2016-875199 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 6:**

All of Lot D-1 as shown on the Record of Survey for Bently Nevada Corporation, Document No. 545092 of the Douglas County Recorder's Office and that portion of the West one-half of the abandoned Vector Drive as recorded in Document No. 0581702 and further amended in Document No. 0604648 of the Douglas County Recorder's Office, and being a portion of the South one-half of Section 27, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and a being more particularly described as follows.

BEGINNING at the Northeasterly corner of Lot D-1, thence along the prolongation of the Southerly right-of-way line of Buckeye Road, South 89°29'35" East, 49.97 feet to a point on the centerline of said abandoned Vector Drive; thence along said centerline, South 00°25'59" West, 565.56 feet; thence North 89°59'54" West, 30.00 feet to a point the Easterly line of said Lot D-1; thence along said Easterly line, North 00°25'59" East, 545.85 feet; thence along the Easterly line of said Lot D-1, 31.39 feet and the arc of a curve to the left having a central angle of 89°55'34" and a radius of 20.00 feet and having a chord of North 44°31'48" West, 28.27 feet to the POINT OF BEGINNING.

APN: 1320-27-002-026

Note: Document No. 2016-875199 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 7:**

A parcel of land located within portions of the Southwest 1/4 of Section 27 and the Southeast 1/4 of Section 28, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING a point on the Southerly right-of-way line of Buckeye Road which bears S. 13°56'22" E., 75.79 feet from the West 1/4 corner of said Section 27;

Thence along said right-of-way, S. 89°29'43" E., 590.47 feet;

Thence continuing along said right-of-way, 31.39 feet along the arc of a curve to the right, having a central angle of 89°55'41" and a radius of 20.00 feet, (chord bears S. 44°31'52" E., 28.27 feet) to a point on the Westerly right-of-way line of Bently Parkway South;

Thence along said Westerly right-of-way, S. 00°25'59" W., 129.75 feet;

Thence continuing along said right-of-way, 77.16 feet along the arc of a curve to the left, having a central angle of 34°00'32" and a radius of 130.00 feet, (chord bears S. 16°34'17" E., 76.04 feet);

Thence S. 55°36'01" W., 34.55 feet;

Thence S. 00°00'00" E., 332.09 feet to a point on the Northerly boundary line of Lot 1, Block "G", as shown on Final Map of Bently Science Park, Document No. 376672, of the Douglas County Recorder's Office;

Thence along the Northerly line of said Lot 1, S. 90°00'00" W., 221.36 feet to the Northwest corner thereof;

Thence along the West boundary line of said Lot 1, S. 00°00'00" W., 571.73 feet to the Southwest corner thereof;

Thence along the Southerly and Westerly boundary lines of said Block "G" the following four courses;

1.) S. 84°56'49" W., 285.33 feet;

2.) N. 86°35'25" W., 124.86 feet;

3.) N. 00°22'39" E., 1149.17 feet;

4.) 31.46 feet along the arc of a curve to the right, having a central angle of 90°07'38" and a radius of 20.00 feet, (chord bears N. 45°26'28" E., 28.32 feet) to the POINT OF BEGINNING.

APN: 1320-27-002-033

Note: Document No. 2016-875199 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 8:**

Block H, as shown on Final Map No. 1013 of Bently Science Park as filed for record on December 12, 1995, as Document No. 376672, in the office of the Douglas County Recorder.

APN: 1320-28-000-007



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-27-001-007,009,010  
 b. 1320-27-002-004,026,033  
 c. 1320-27-001-021  
 d. 1320-28-000-007

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 0  
 d. Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section #3  
 b. Explain Reason for Exemption: XX  
 This document is being re-recorded to add additional assessors parcel number 1320-27-001-021, 1320-27-002-004, 026, 033 and 1320-28-000-007 to the first page of deed

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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Bently Enterprises, LLC, a Nevada  
Limited Liability Company  
 Address: 1597 Esmeralda Ave  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Buckeye Industrial Park, LLC a  
Nevada Limited Liability Company  
 Address: 1300 Buckeye  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01903498-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED