

DOUGLAS COUNTY, NV

2021-972067

RPTT:\$136.50 Rec:\$40.00

\$176.50 Pgs=3

08/05/2021 12:08 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Long Ly Mikita, Successor Trustee of the The Mikita Family Trust dated February 11, 2019

2295 Highway 208

Smith, NV 89430

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2105280-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.: 1422-00-002-009

R.P.T.T. \$ 136.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Bently Family LLC, a Nevada limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Long Ly Mikita, Successor Trustee of the The Mikita Family Trust dated February 11, 2019

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 and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Bently Family LLC, a Nevada limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership**

**CPB Holdings, LTD, Managing Member**

**Jeffrey Jarboe, CFO**

STATE OF NEVADA  
COUNTY OF DOUGLAS

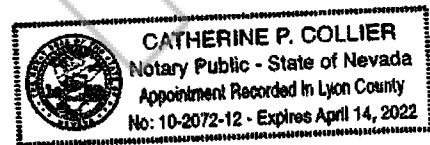
} ss:

This instrument was acknowledged before me on ,  
by Jeffrey Jarboe

August 3, 2021

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02105280.



Escrow No. 2105280-RLT

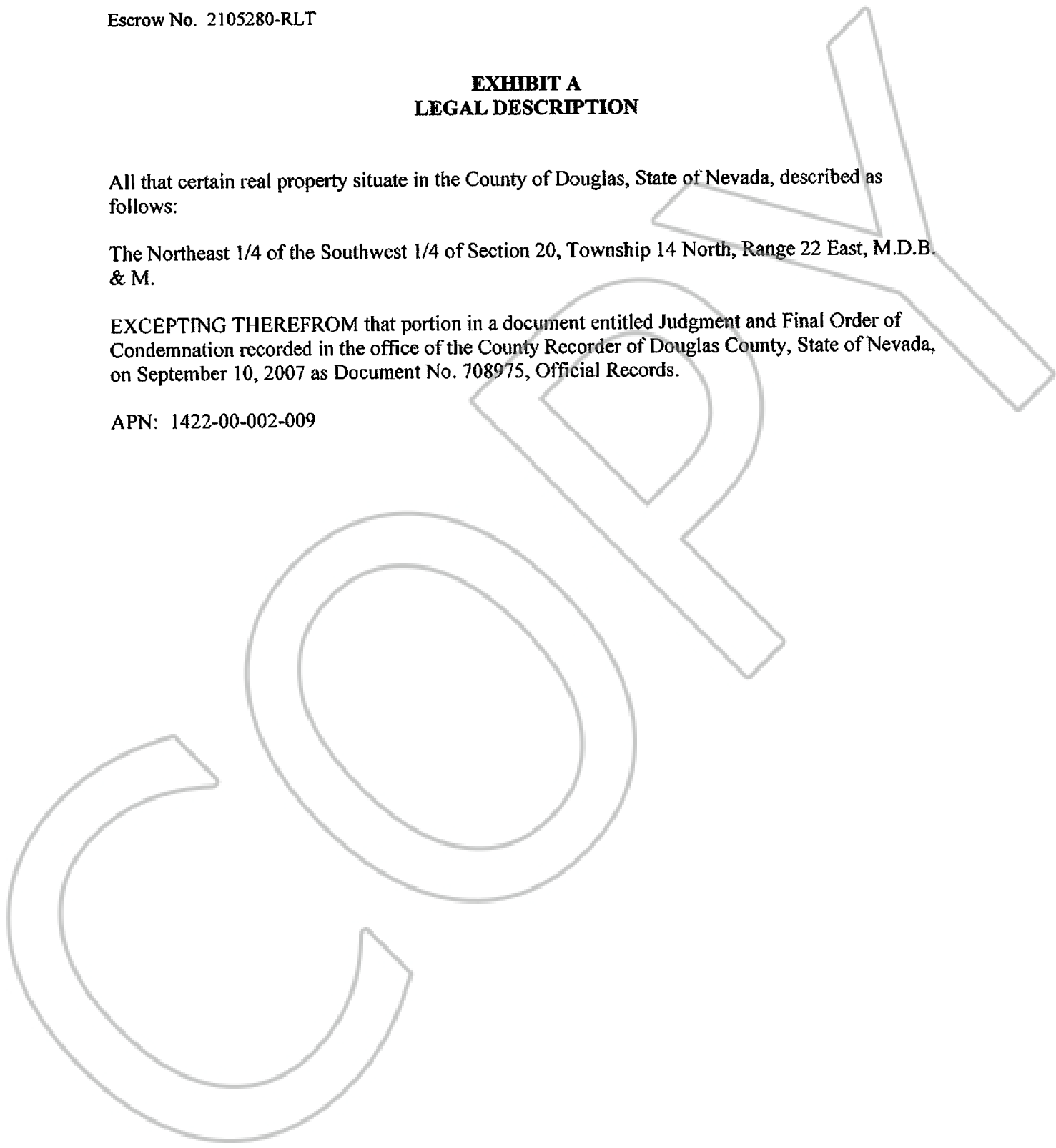
**EXHIBIT A  
LEGAL DESCRIPTION**

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

The Northeast 1/4 of the Southwest 1/4 of Section 20, Township 14 North, Range 22 East, M.D.B. & M.

EXCEPTING THEREFROM that portion in a document entitled Judgment and Final Order of Condemnation recorded in the office of the County Recorder of Douglas County, State of Nevada, on September 10, 2007 as Document No. 708975, Official Records.

APN: 1422-00-002-009



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1422-00-002-009  
 b. \_\_\_\_\_  
 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'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 i. Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 35,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 35,000.00  
 d. Real Property Transfer Tax Due: \$ 136.50

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 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 Grantor  
 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 Ave  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Long Ly Mikita, Successor Trustee of the The Mikita Family Trust dated February 11, 2019  
 Address: 2295 Highway 208  
 City: Smith  
 State: NV Zip: 89430

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02105280-020-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