

DOUGLAS COUNTY, NV **2021-978624**  
RPTT:\$37050.00 Rec:\$40.00  
\$37,090.00 Pgs=3 12/20/2021 11:56 AM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Christopher Bently  
Camille Bently  
1597 Esmeralda Ave

Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2107465-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.: 1418-15-110-017  
R.P.T.T. \$37,050.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That OP Development Inc., a California Corporation and Gregory Opinsky, Un unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Christopher Bently and Camille Bently, husband and wife as joint tenants

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.

Signature and notary acknowledgement on page two.

OP Development Inc

  
By: Gregory Opinski, CEO AND INDIVIDUALLY

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 12/17/2024  
by OP Development Inc. Gregory Opinski

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02107465.



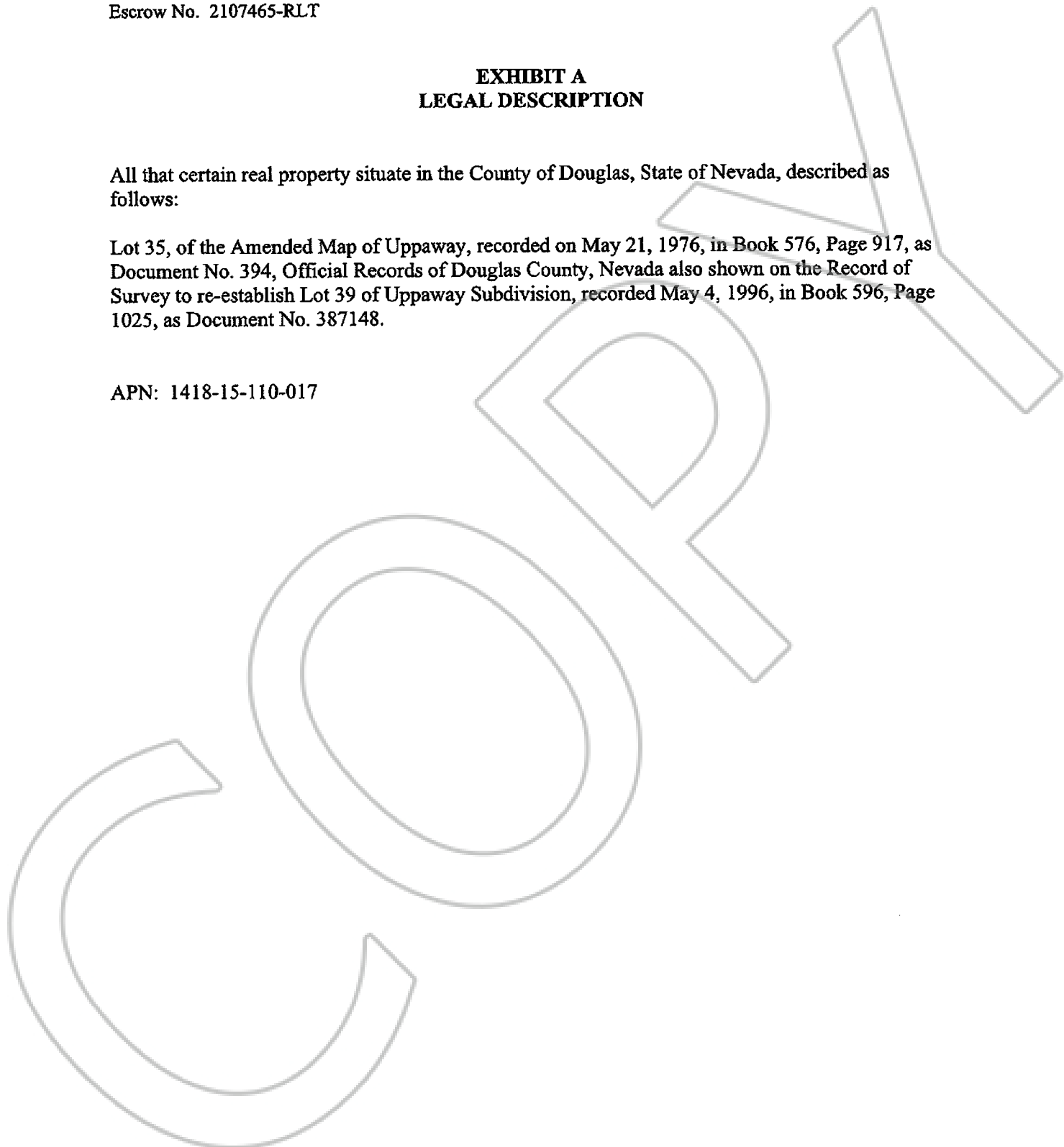
Escrow No. 2107465-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 35, of the Amended Map of Uppaway, recorded on May 21, 1976, in Book 576, Page 917, as Document No. 394, Official Records of Douglas County, Nevada also shown on the Record of Survey to re-establish Lot 39 of Uppaway Subdivision, recorded May 4, 1996, in Book 596, Page 1025, as Document No. 387148.

APN: 1418-15-110-017



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1418-15-110-017  
 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:                      \$ 9,500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 9,500,000.00  
 d. Real Property Transfer Tax Due:                                \$ 37,050.00

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 [Handwritten Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Exchange Resources, Inc.,  
 intermediary for OP Development Inc., a California  
 Corporation  
 Address: PO Box 2065  
 City: Merced  
 State: CA Zip: 95344

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Christopher Bently and Camille  
 Bently  
 Address: 1597 Esmeralda Ave  
 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.: 02107465-020-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