

DOUGLAS COUNTY, NV

2022-984532

RPTT:\$157.95 Rec:\$40.00

\$197.95 Pgs=3

05/04/2022 12:32 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Addison P. Newton
Mason M. Newton
PO Box 1362
Benicia, CA 94510

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2201984-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.: 1221-00-002-008

R.P.T.T. \$ 157.95

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 Addison P. Newton a single woman and Mason M. Newton a single man, as joint tenants

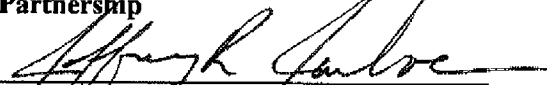
all that real property situated in the County of Douglas, State of Nevada, described as follows:

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.

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**

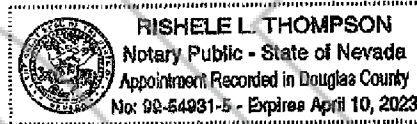
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 5/3/2022
by ~~Bently Family LLC, A Nevada Limited Liability Company F/K/A Bently Family Limited Partnership, A Nevada Limited Partnership~~ Jeffrey Jarboe

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02201984.



Escrow No. 2201984-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Township 12 North, Range 21 East, M.D.B. & M.
Section 24: Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4

Excepting therefrom one-half of any and all oil, mineral and gas rights as reserved in the deed from HASS TO CUNNINGHAM, recorded December 15, 1966, in Book 46, Page 409, as Document No. 34891, Official Records.

APN: 1221-00-002-008

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1221-00-002-008
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 40,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 40,500.00
 d. Real Property Transfer Tax Due: \$ 157.95

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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 Agent
 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: Addison P. Newton and Mason M. Newton
 Address: PO Box 1362
 City: Benicia
 State: CA Zip: 94510

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02201984-020-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