

DOUGLAS COUNTY, NV

**2022-985306**

RPTT:\$351.00 Rec:\$40.00

\$391.00 Pgs=3

05/20/2022 03:32 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Battleborn Horizons LLC a Nevada limited liability  
company  
1285 Alicia Circle  
Gardnerville, NV 89460

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2201994-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.: 1221-00-002-007

R.P.T.T. \$ 351.00

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 Battleborn Horizons 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 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, 5/3/22  
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. 02201994.

 **RIGHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-64931-5 - Expires April 10, 2023

Escrow No. 2201994-RLT

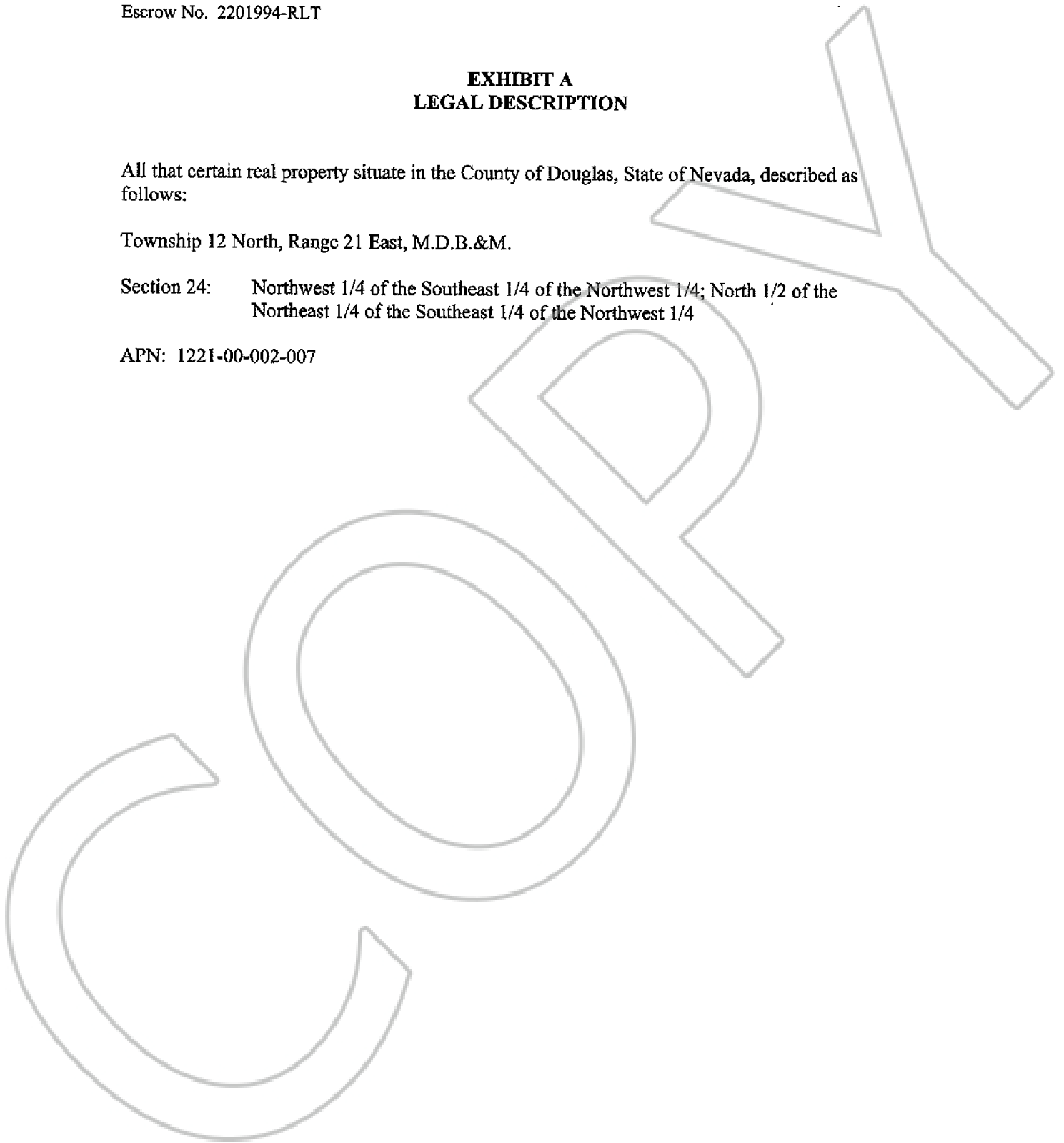
**EXHIBIT A  
LEGAL DESCRIPTION**

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: Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4; North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4

APN: 1221-00-002-007



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1221-00-002-007  
 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: \$ 90,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 90,000.00  
 d. Real Property Transfer Tax Due: \$ 351.00

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

5. Partial Interest: Percentage being transferred: 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: Battleborn Horizons LLC a Nevada limited liability company  
 Address: 1285 Alicia Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02201994-020-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