

DOUGLAS COUNTY, NV **2022-985762**  
RPTT:\$2632.50 Rec:\$40.00  
\$2,672.50 Pgs=4 **06/01/2022 08:33 AM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Dorian Faught trustee of The Dorian Faught 2009  
Revocable Trust dated June 10, 2009  
PO Box 1499  
Gardnerville NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2202460-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.: 1320-32-101-002, 1320-32-501-001  
R.P.T.T. \$2,632.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **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 Dorian Faught trustee of The Dorian Faught 2009 Revocable Trust dated June  
10, 2009

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 Enterprises, LLC, A Nevada  
Limited Liability Company**

*Jeffrey K Jarboe*  
**CPB Holdings, LTD, Managing Member  
Jeffrey Jarboe, CFO**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , May 31 2022  
by ~~Bently Enterprises, LLC, A Nevada Limited Liability Company~~ Jeffrey Jarboe

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02202460.



**EXHIBIT A  
LEGAL DESCRIPTION**

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

A Parcel of land, located in the North 1/2 of the North 1/2 of Section 32, and in the South 1/2 of the South 1/2 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Minden Town Monument located near the intersection of Fifth Street and Highway 395, proceed South  $50^{\circ}13'34''$  East, a distance of 274.73 feet to the True Point of Beginning, which lies on the Northeasterly right-of-way line of said Highway 395, and is also described as being South  $31^{\circ}22'$  East, a distance of 82.38 feet, from a point 37 feet right of Highway Sta. "0" 71 t 72.19 PC; thence North  $58^{\circ}38'$  East, a distance of 141.39 feet to a point; thence around a curve to the right, having a beginning tangent of North  $28^{\circ}17'06''$  West, a central angle of  $33^{\circ}39'50''$ , a radius of 293.42 feet, and a length of 172.40 feet, to a point; thence North  $63^{\circ}25'$  West, a distance of 89.22 feet to a point; thence North  $26^{\circ}35'$  East, a distance of 281.00 feet, to a point; thence North  $53^{\circ}08'30''$  West, a distance of 37.30 feet to a point; thence around a curve to the left, having a beginning tangent of North  $58^{\circ}59'31''$  East, a central angle of  $30^{\circ}28'17''$ , a radius of 613 feet, and a length of 326.01 feet, to a point; thence South  $52^{\circ}54'55''$  East, a distance of 213.40 feet, to a point; thence South  $81^{\circ}58'21''$  East, a distance of 432.72 feet, along a fence, to a point; thence South  $1^{\circ}15'49''$  West, a distance of 79.34 feet, along a fence, to a point; thence South  $21^{\circ}35'$  East, a distance of 219.44 feet, along a fence, to a point; thence South  $30^{\circ}52'53''$  East, a distance of 208.57 feet, along a fence, to a point; thence South, a distance of 733.12 feet, to a point on a fence, which is the Southeast corner of the parcel; thence South  $89^{\circ}32'49''$  West, a distance of 576.71 feet, along the fence and Northerly boundary of Zerolene Road, to a point which is the Southwest corner of the parcel; thence North  $31^{\circ}22'$  West, a distance of 592.53 feet, parallel to and 142 feet Northeasterly of the Northeast right-of-way line of Highway 395, to a point; thence North  $31^{\circ}36'$  West, a distance of 150.05 feet, to a point; thence South  $58^{\circ}38'$  West, a distance of 141.58 feet, to a point; thence North  $31^{\circ}22'$  West, a distance of 50.00 feet, along said Northeasterly right-of-way line of Highway 395, to the POINT OF BEGINNING.

TOGETHER WITH right of non-exclusive access to and along said Zerolene Road and along a 25 foot wide non-exclusive easement for access and utilities, extending from said Zerolene Road adjacent to and Northwesterly of the Neddennriep property, to Highway 395.

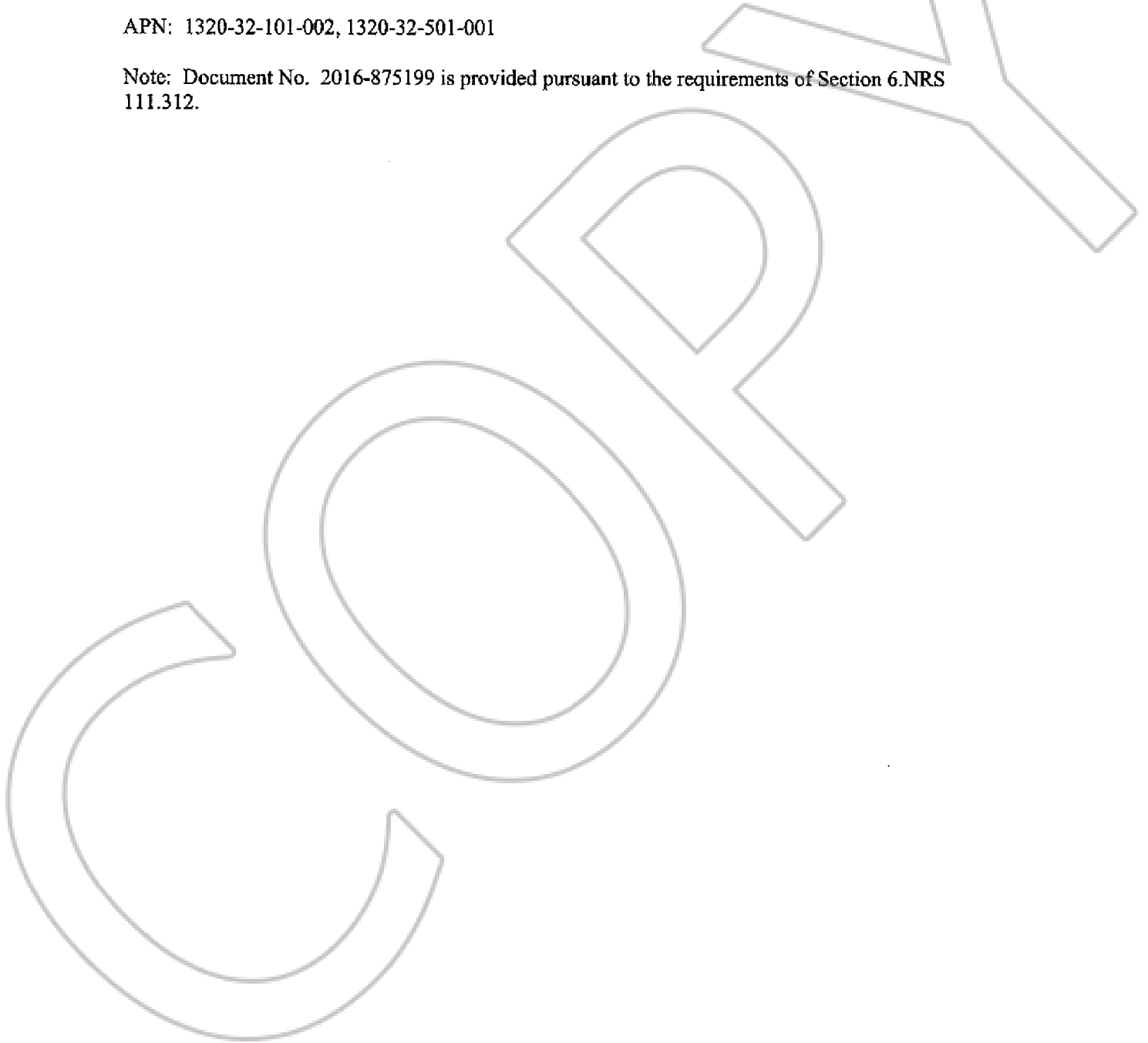
EXCEPT THEREFROM all that portion of said land conveyed to Richard A. Schlothan, et ux, in Deed recorded May 8, 1981, in Book 581, Page 500, Document No. 56112 of Official Records, described as follows:

A Parcel of land, located in the North 1/2 of the North 1/2 of Section 32, in Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the Easterly side of Railroad Avenue, in the Town of Minden, from which the town monument, located approximately at the intersection of Railroad Avenue and Fourth Street, bears North 42°17'41" West, 468.48 feet; thence North 58°38'00" East, 141.94 feet, to the TRUE POINT OF BEGINNING of the proposed lot line adjustment, thence continuing North 58°38'00" East 54.84 feet, thence South 27°01'30" East 100.29 feet along the East line of an easement granted for power transmission lines 20 feet in width, thence South 58°38'00" West 47.25 feet, thence North 31°22'00" West 100.00 feet to the POINT OF BEGINNING.

APN: 1320-32-101-002, 1320-32-501-001

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



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-32-101-002  
 b. \_\_\_\_\_  
 c. 1320-32-501-001  
 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:                      \$ 675,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 675,000.00  
 d. Real Property Transfer Tax Due:    \$ 2,632.50

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

5. Partial Interest: Percentage being transferred: 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 [Handwritten 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: Dorian Faught trustee of The Dorian Faught 2009 Revocable Trust dated June 10, 2009  
 Address: P.O. Box 1499  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202460-020-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