

DOUGLAS COUNTY, NV

2022-986028

RPTT:\$780.00 Rec:\$40.00

\$820.00 Pgs=3

06/07/2022 12:21 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Stephen Kerns  
Kristen Kerns  
PO BOX 4974  
Stateline, NV 89449

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2202043-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.: 1221-00-002-005

R.P.T.T. \$ 780.00

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 Stephen Kerns and Kristen Kerns husband and wife as Community Property Survivorship


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, 4/16/2022  
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. 02202043.

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded In Douglas County  
No: 09-54931-5 - Expires April 10, 2023

Escrow No. 2202043-RLT

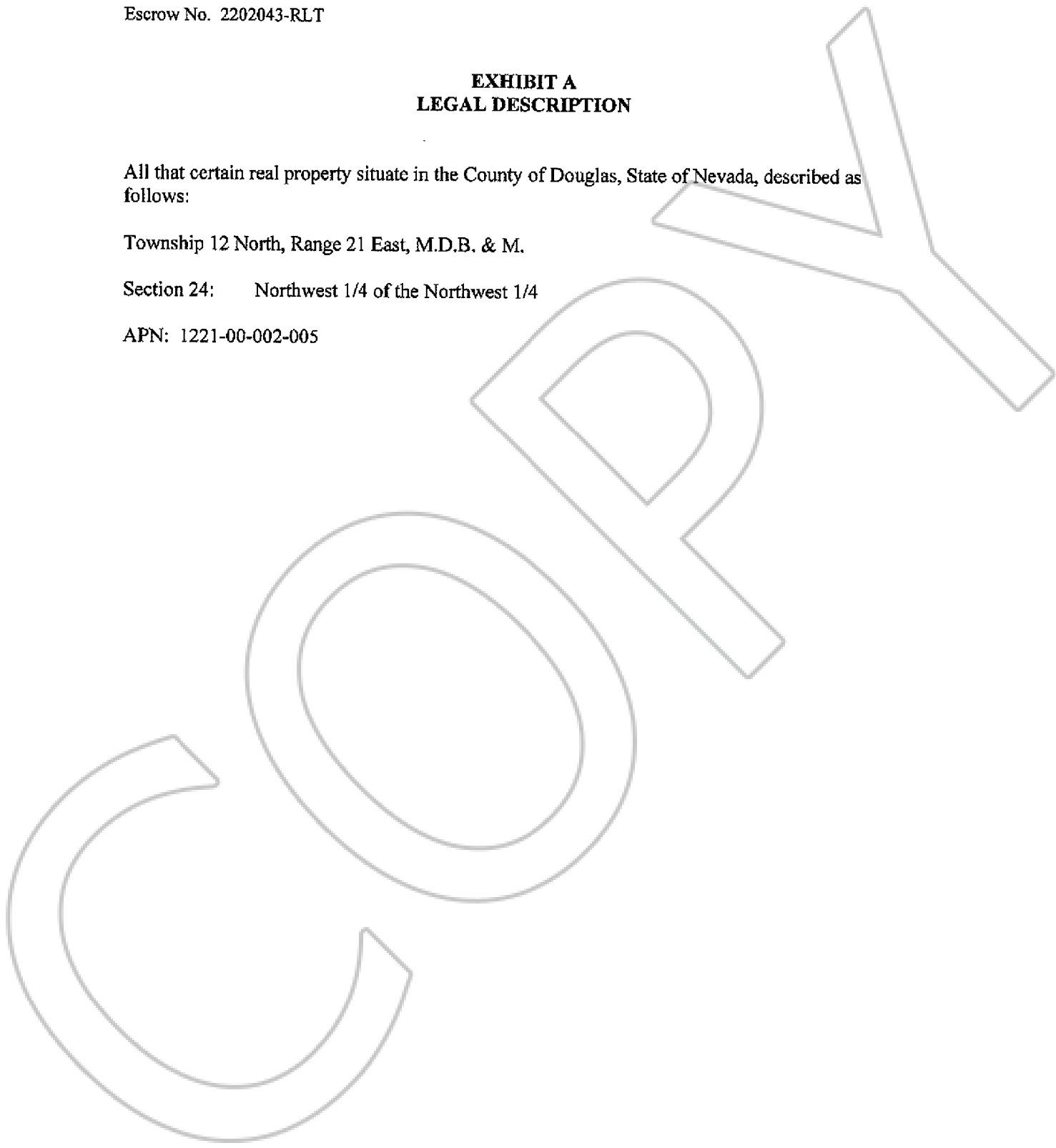
**EXHIBIT A  
LEGAL DESCRIPTION**

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 Northwest 1/4

APN: 1221-00-002-005



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1221-00-002-005  
 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: \$ 200,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 200,000.00  
 d. Real Property Transfer Tax Due: \$ 780.00

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: Stephen Kerns and Kristen Kerns  
 Address: PO BOX 4974  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required If not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202043-020-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