

APN: 1121-36-000-011

Mail tax statements to:
Bently Family, LLC
1597 Esmeralda Avenue
Minden, NV 89423

When Recorded, Mail to:
Bently Family, LLC
1597 Esmeralda Avenue
Minden, NV 89423



KAREN ELLISON, RECORDER

E03

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

I, the undersigned, hereby affirm that this document submitted for recording does not contain the Social Security number of any person or persons. (Per NRS 239B.030)

ACCESS EASEMENT DEED

THIS INDENTURE is made this 20 day of July, 2022, by and between BENTLY FAMILY, LLC, a Nevada limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership (hereinafter referred to as "GRANTOR"), and BENTLY FAMILY LLC, a Nevada limited liability company, (hereinafter referred to as "GRANTEE").

WITNESSETH:

THAT IN AND FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, GRANTOR does hereby grant, bargain, sell, convey, transfer, assign and deliver unto GRANTEE and its heirs, successors and assigns forever, a perpetual access, right of way, and maintenance easement, to construct, utilize, maintain, improve, repair, and replace in, across, on, under, over, about and through a portion of GRANTOR'S real property commonly identified as Douglas County, Nevada Assessor's Parcel Number APN# 1121-36-000-011, for purposes of access, and ingress and egress, and to utilize, construct, maintain, improve, replace and repair a road and related improvements and infrastructure, including drainage and utilities for the benefit, and at the sole cost and expense, of GRANTEE and for access to and from other real property owned by GRANTEE, including its benefitted

real property commonly identified as Douglas County, Nevada Assessor's Parcel Number APN# 1021-00-001-011, which said Easement Area is as more particularly described as set forth in **Exhibit "A"** and as depicted in that Map as set forth in **Exhibit "B"**, which are attached hereto and incorporated herein by reference ("Easement Area").

GRANTOR covenants for the benefit of GRANTEE and its heirs, successors and assigns, that it shall not interfere with GRANTEE'S Easement and that no building, structure, landscaping or other real property improvements will be constructed on, under, over or through the Easement Area without the prior written consent of GRANTEE. Such structures include, but are not limited to, drainage, irrigation, facilities, trees, fencing, buildings, structures and walls. GRANTEE shall be under no obligation to maintain, restore or repair any landscaping and improvements that may be damaged by the road and its maintenance, repairs and improvements within the Easement Area, unless as a result of the gross negligence of GRANTEE.

All rights and obligations granted by this Easement shall run with the land and shall be binding upon GRANTOR and GRANTEE, and their respective heirs, successors, agents and assigns forever. This Easement, including any Exhibits incorporated herein by reference, sets forth all (and is intended by the parties to be an integration of all) of the representations, promises, agreements, and understandings among the parties hereto with respect to the rights, privileges and obligations of the parties. There are no draft representations, promises, agreements, or understandings, oral or written, express or implied, among the parties other than as set forth or incorporated herein.

[Signatures Continued on Next Page]

IN WITNESS WHEREOF, the GRANTOR has executed these presents the day and year first above written.

GRANTOR:

BENTLY FAMILY, LLC
A Nevada limited liability company, f/k/a
Bently Family Limited Partnership, a Nevada
limited partnership

By: 
Name: Jeff Jarboe
Title: Chief Financial Officer

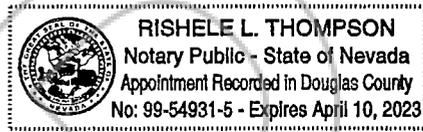
ACKNOWLEDGMENT

State of NEVADA
County of DOUGLAS

This instrument was acknowledged before me on July 10, 2022, by JEFF JARBOE, as Chief Financial Officer of BENTLY FAMILY LLC, a Nevada limited liability company, f/k/a BENTLY FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership

WITNESS my hand and official seal.

Notary Public



1640-044
06/22/22

EXHIBIT "A"
DESCRIPTION
50' ACCESS EASEMENT
(OVER A.P.N. 1121-36-000-011)

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

A parcel of land located within a portion of Section 36, Township 11 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the southeast corner of Parcel B per the Parcel Map for Josh W. Karnes filed for record June 10, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45208, said point falling on the south right-of-way line of Devenpeck Drive;

thence along said south right-of-way line of Devenpeck Drive, South 79°47'29" West, 275.28 feet to the **POINT OF BEGINNING**;

thence leaving said south right-of-way line of Devenpeck Drive, South 00°16'28" East, 1,340.11 feet to a point on the south boundary of said A.P.N. 1121-36-000-011;

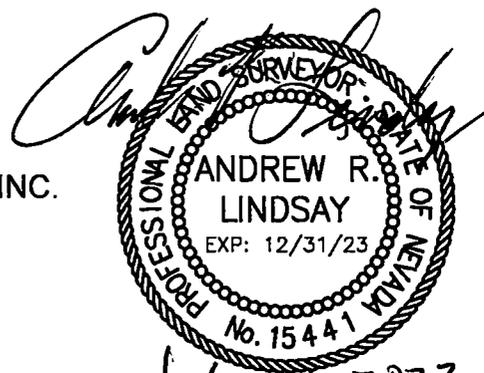
thence along said south boundary of said A.P.N. 1121-36-000-011 South 89°51'40" West, 50.00 feet to a point on the west boundary;

thence along said west boundary of A.P.N. 1121-36-000-011 North 00°16'28" West, 1,340.05 feet to a point falling on said south right-of-way line of Devenpeck Drive;

thence along said south right-of-way line of Devenpeck Drive, North 89°47'29" East, 50.00 feet to the **POINT OF BEGINNING**, containing 66,991 square feet or 1.54 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423

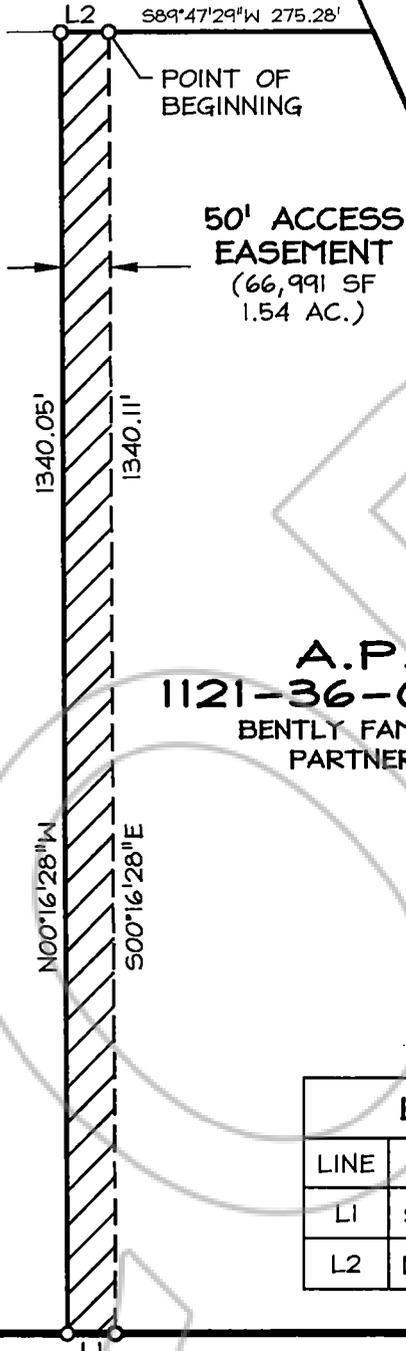


July 21, 2022

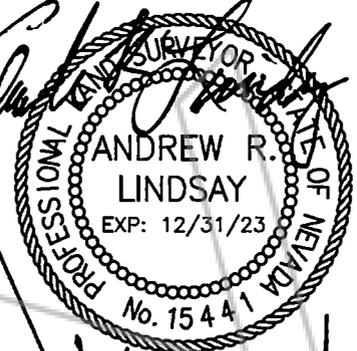
\\vs-fp-02\Clients\Client Files\1640\1640-044\CAD\Survey\Final Map\1640-044BLA.dwg 7/22/2022 9:59:44 AM Rina Kampsy

A.P.N. 1121-36-000-010
KOBOLD REVOCABLE TRUST

DEVENPECK DRIVE



A.P.N.
1121-36-000-011
BENTLY FAMILY LTD PARTNERSHIP



US HIGHWAY 395
July 21, 2022



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°51'40\"W	50.00'
L2	N89°47'29\"E	50.00'



A.P.N. 1021-00-001-011
BENTLY FAMILY LTD PARTNERSHIP

R/O Anderson
WWW.ROANDERSON.COM

EXHIBIT "B"
50' ACCESS EASEMENT
(DOUGLAS COUNTY, NV)

MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

06/22/22

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1121-36-000-011
 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. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Between same ownership

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] AS AGENT Capacity Grantor
 Signature [Handwritten Signature] AS AGENT Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Bently Family, LLC
 Address: 1597 Esmeralda Ave
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Bently Family, LLC
 Address: 1597 Esmeralda Ave
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: R.O. Anderson Engineering Escrow # _____
 Address: 1103 Esmeralda Ave
 City: Minden State: NV Zip: 89423
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)