

APNs: 1121-36-000-011
1021-00-001-011



KAREN ELLISON, RECORDER

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

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)

**AMENDED AND RESTATED PRIVATE ACCESS AND PUBLIC UTILITY
EASEMENT DEED**

THIS AMENDED AND RESTATED PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT is made this 9th day of November, 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, f/k/a Bently Family Limited partnership, a Nevada limited partnership (hereinafter referred to as "GRANTEE"), and amends, restates, and replaces in its entirety, that Access Easement Deed, dated July 20, 2022, by and between GRANTOR and GRANTEE, which was recorded on July 22, 2022, as Document Number 2022-987779, in the Official Records of the Recorder's Office for Douglas County, Nevada ("Easement").

This Amendment is for purposes of amending said Easement to designate the access as private access and to further grant a Public Utility Easement among other things.

WITNESSETH:

THAT IN AND FOR GOOD AND VALUABLE CONSIDERATION, the receipt of

which is hereby acknowledged, GRANTOR, as owner of Douglas County, Nevada Assessor's Parcel Number APN# 1121-36-000-011 and 1021-00-001-011 (hereinafter the "Real Property"), has this day, bargained and sold, and by these presents does bargain and sell, transfer and deliver unto the GRANTEE, and its successors and assigns forever, a perpetual fifty foot wide private access and public utility easement for ingress and egress to and over and under a portion of that real property as described herein below, to construct, maintain, repair, replace and rebuild private access and public utility facilities and improvements. To have and to hold said private access and public utility easement unto the GRANTEE and unto its successors and assigns forever, and at the sole cost and expense, of GRANTEE and for access to and from other real property owned by GRANTEE, including the benefitted real property commonly identified as Douglas County, Nevada Assessor's Parcel Number APN# 1021-00-001-011.

The lands affected by this private access and public utility easement are located in the County of Douglas, State of Nevada, and said fifty-foot-wide Easement Area and the lands affected by this Easement are as more particularly described as set forth in **Exhibit "A"** and as depicted in that Survey 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.

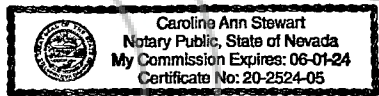
IN WITNESS WHEREOF, the GRANTOR and GRANTEE have executed this Amended and Restated Private Access and Public Utility Easement the day and year first above written.

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

STATE OF NEVADA)
 :SS.
COUNTY OF DOUGLAS)



On the 9th day of November, 2022, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Family, LLC, f/k/a Bently Family Limited Partnership, known to me (or proved to me) to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein contained.


NOTARY PUBLIC

[Signatures Continued on Next Page]

GRANTEE:

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

By: *Jeff Jarboe*
Name: Jeff Jarboe
Title: Chief Financial Officer

STATE OF NEVADA)
 :SS.
COUNTY OF DOUGLAS)



On the ____ day of Noveember, 2022, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Family, LLC, f/k/a Bently Family Limited Partnership, known to me (or proved to me) to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein contained.

Caroline A. Stewart
NOTARY PUBLIC

EXHIBIT "A"
DESCRIPTION
50' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
(OVER A.P.N. 1121-36-000-011 & 1021-00-001-011)

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

A parcel of land located within portions of Section 36 and 1, Township 11 and 10 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 89°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, 1,446.65 feet;

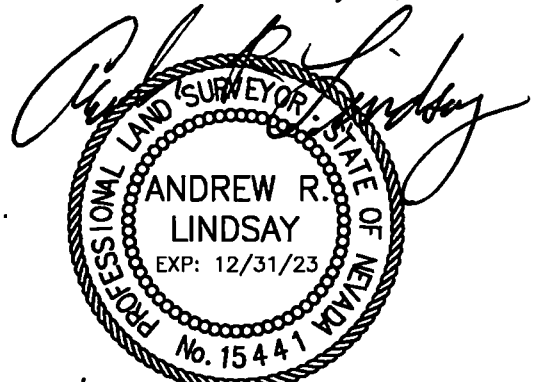
thence South 89°43'32" West, 50 feet;

thence North 00°16'28" West, 1,446.71 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 72,334 square feet or 1.66 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



11 OCT, 2022

DEVENPECK DRIVE

275.28'
S89°47'29"W

POINT OF BEGINNING

1446.71'
1446.65'

50' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
(72,334 SF
1.66 AC.)

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

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

N00°16'28"W
500°16'28"E

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°43'32"W	50.00'
L2	N89°47'29"E	50.00'

SECTION 36 T11 N.

SECTION 1 T10 N.

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



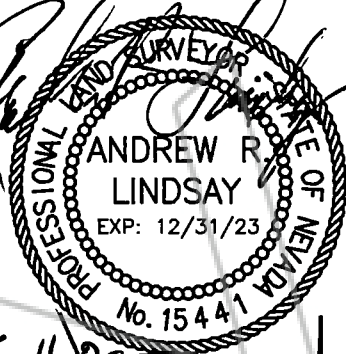
R|O|Anderson
WWW.ROANDERSON.COM

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

EXHIBIT "B"
50' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
(DOUGLAS COUNTY, NV)

10/11/22



US HIGHWAY 395

SCALE: 1" = 200'

Y:\Client Files\1640\1640-044\CAD\Survey\Final Map\1640-044BLA.dwg 10/11/2022 3:15:40 PM Rina Kampy