

APNs :1320-27-001-004;  
1320-27-001-028



KAREN ELLISON, RECORDER

E03

**Mail tax statements to:**

BENTLY ENTERPRISES, LLC  
1597 Esmeralda Ave.  
Minden, NV 89423

**Recording Requested by and When Recorded, Mail to:**

Chris D. Nichols, Esq.  
Incline Law Group, LLP  
264 Village Blvd., #104  
Incline Village, NV 89451

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)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**GRANT DEED  
(BOUNDARY LINE ADJUSTMENT)**

THIS DEED is made this 20<sup>th</sup> day of October, 2022, by and between BENTLY ENTERPRISES, LLC, a Nevada, limited liability company, (hereinafter referred to as "Grantor") and BENTLY ENTERPRISES, LLC, a Nevada limited liability company, (hereinafter referred to as "Grantee").

**WITNESSETH:**

Grantor is the owner of certain real property located in Douglas County, Nevada, identified as APN 1320-27-001-004 as more particularly described in **Exhibit A** attached hereto and incorporated herein (hereinafter "BLOCK "J").

Grantor is also the owner of adjacent real property located in Douglas County, Nevada, identified as APN 1320-27-001-028, and as more particularly described in **Exhibit B** attached hereto and incorporated herein (hereinafter "Parcel 2A").

Grantor desires to adjust the common boundary lines between the two (2) aforementioned parcels by adjusting, removing and adding portions of property, pursuant to that certain survey as referenced below.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of creating a lot line adjustment between contiguous parcels owned by Grantor and Grantee, does by these presents, grant, bargain, sell, convey, transfer, and deliver to Grantee, and its heirs, successors and assigns, all of Grantor's right, title and interest in and to Parcels Block J and Parcel 2A, with the resulting adjusted parcels of property situate in Douglas County, Nevada, more particularly described as set forth in **Exhibit C** (Adjusted Block "J", current APN 1320-27-001-004), and **Exhibit D** (Adjusted Parcel 2A, current APN 1320-27-001-028), attached hereto and incorporated herein by this reference, and as more particularly depicted in that Survey Map attached hereto and incorporated herein as **Exhibit E**.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to its heirs, successors and assigns forever.

By this Grant Deed (Boundary Line Adjustment), Grantor reconfigures its property as set forth on the Record of Survey to Support a Boundary Line Adjustment for Bently Enterprises, LLC, recorded concurrently herewith as Document No. 2022-991654.

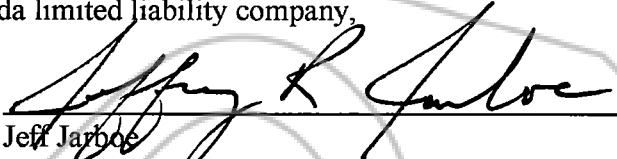
*[Continued to Next Page]*

IN WITNESS WHEREOF, Grantor has executed this Grant Deed (Boundary Line Adjustment)

this 20<sup>th</sup> day of October, 2022.

GRANTOR:

BENTLY ENTERPRISES, LLC,  
a Nevada limited liability company,

By:   
Name: Jeff Jarboe  
Its: Chief Financial Officer

STATE OF NEVADA        )  
                                  :SS.  
COUNTY OF DOUGLAS    )

On the 20<sup>th</sup> day of October, 2022, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Enterprises, LLC, 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

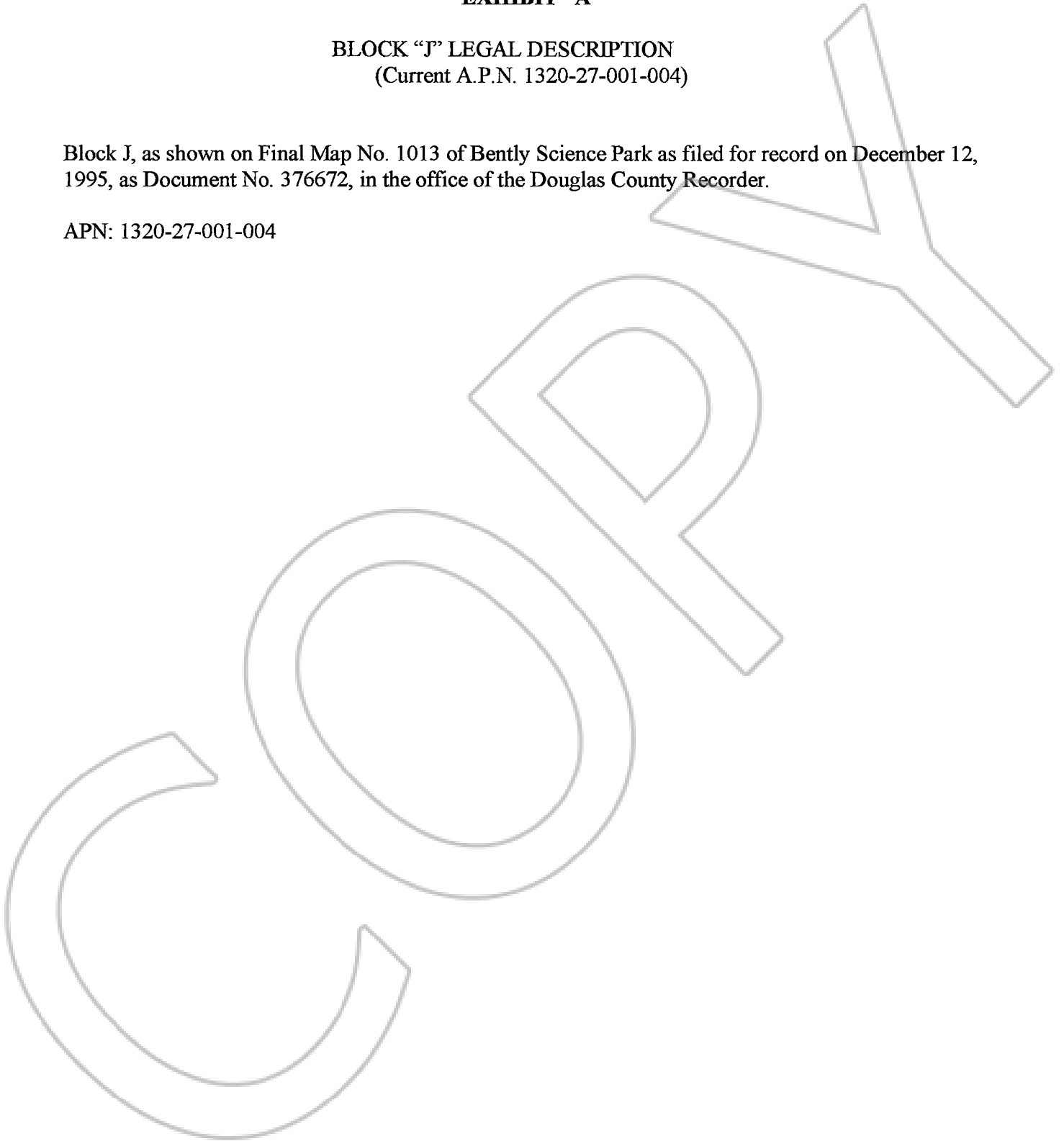


**EXHIBIT "A"**

**BLOCK "J" LEGAL DESCRIPTION  
(Current A.P.N. 1320-27-001-004)**

Block J, as shown on Final Map No. 1013 of Bently Science Park as filed for record on December 12, 1995, as Document No. 376672, in the office of the Douglas County Recorder.

APN: 1320-27-001-004



**EXHIBIT "B"**

**PARCEL 2A LEGAL DESCRIPTION**  
(Current A.P.N. 1320-27-001-028)

A parcel of land being a portion of Block A of Final Map No. 1013 of Bently Science Park, a commercial subdivision as filed for record on December 12, 1995, in Book 1295, at Page 1534, as Document no. 376672, in the office of the Douglas County Recorder, also being a portion of Parcel 2, said Block A, as shown on the Record of Survey filed for record on February 23, 2016, at Document no. 2016-877189, in said Douglas County records, lying entirely within the North One-half of Section 27, Township 13 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

BEGINNING at the NE corner of said Block A;

Thence along the Easterly boundary of said Block A for the following two courses:

- 1.) S 04°19'56" E a distance of 82.09 feet;
- 2.) S 19°38'30" E a distance of 367.23 feet;

Thence S 89°51'46" W a distance of 560.34 feet;

Thence along the following four courses:

- 1.) N 37°44'14" W a distance of 21.22 feet;
- 2.) 32.81 feet along the arc of a curve to the right having a central angle of 37°36'00", a radius of 50.00 feet, and a chord which bears N 18°56'14" W, 32.23 feet;
- 3.) N 00°08'14" W a distance of 16.68 feet;
- 4.) S 89°51' 46" W a distance of 367.38 feet;

Thence N 02°02'19" E along the Easterly right-of-way line of Orbit Way, a 60 foot public road, a distance of 325.76 feet to the NW corner of said Block A;

Thence along the Northerly boundary of said Block A for the following two courses:

- 1.) S 87°37'52" E a distance of 248.25 feet;
- 2.) N 84°50'39" E a distance of 564.21 feet to the POINT OF BEGINNING;

Containing 7.448 acres, more or less.

Basis of Bearings: Said Final Map No. 1013 of Bently Science Park, as filed at Document no. 376672 in said Douglas County records.

APN: 1320-27-001-028

1640-055  
10/31/2022

**EXHIBIT "C"**  
**DESCRIPTION**  
**ADJUSTED BLOCK "J"**

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 27, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

**BEGINNING** at the northwest corner of Block "J" per the Final Map NO. 1013 of Bently Science Park, filed for record December 12, 1995, in the office of Recorder, Douglas County, Nevada as Document No. 376672, said point falling on the east right-of-way line of Orbit Way;

thence along the north boundary line of said Block "J", South 89°47'54" East, 777.40 feet;

thence South 04°19'56" East, 465.80 feet;

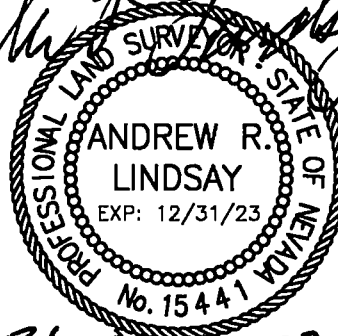
thence South 88°05'00" West, 807.50 feet;

thence North 02°02'19" East, 85.79 feet;

thence North 01°12'14" West, 408.57 feet to the **POINT OF BEGINNING**, containing 8.70 acres, more or less.

The Basis of Bearing for this description is South 04°19'56" East, the east boundary line of said Block "J" per the Final Map NO. 1013 of Bently Science Park, filed for record December 12, 1995, in the office of Recorder, Douglas County, Nevada as Document No. 376672

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



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**EXHIBIT "D"  
DESCRIPTION  
ADJUSTED PARCEL 2A**

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 27, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

**BEGINNING** at the southwest corner of Parcel 2A per the Record of Survey for Parcel 2, 'Block A' Bently Enterprises, LLC, filed for record April 25, 2016, in the office of Recorder, Douglas County, Nevada as Document No. 879884, said point falling on the east right-of-way line of Orbit Way;

thence along the west boundary line of said Parcel 2A, North 02°02'19" East, 361.19 feet;

thence North 88°05'00" East, 807.50 feet;

thence South 04°19'56" East, 104.13 feet;

thence South 19°38'30" East, 367.23 feet;

thence South 89°51'46" West, 560.34 feet;

thence North 37°44'14" West, 21.22 feet to the beginning of a curve,

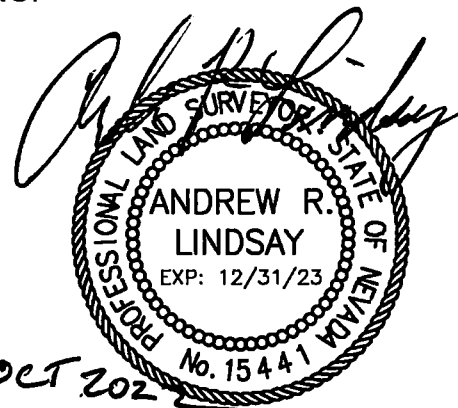
thence along the arc of a curve to the right through a central angle of 37°36'00", having a radius of 50.00 feet, length of 32.81, and whose long chord bears North 18°56'14" West, 32.23 feet;

thence North 00°08'14" West, 16.68 feet;

thence South 89°51'46" West, 367.38 feet to the **POINT OF BEGINNING**, containing 8.19 acres, more or less.

The Basis of Bearing for this description is South 04°19'56" East, the east boundary line of said Block "J" per the Final Map NO. 1013 of Bently Science Park, filed for record December 12, 1995, in the office of Recorder, Douglas County, Nevada as Document No. 376672

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
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31 OCT 2022





STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-27-001-004  
 b) 1320-27-001-028  
 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. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: Boundary Line Adjustment between 2 parcels, both with the same owner

5. Partial Interest: Percentage being transferred: 100.0 %

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] AS AGENT Capacity \_\_\_\_\_ Grantor

Signature [Signature] AS AGENT Capacity \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Bently Family, LLC  
 Address: 1597 Esmeralda Ave  
 City: Minden  
 State: Nevada Zip: 89423

Print Name: Bently Family, LLC  
 Address: 1597 Esmeralda Ave  
 City: Minden  
 State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Incline Law Group, LLP Escrow # \_\_\_\_\_  
 Address: 264 Village Blvd. Suite 104  
 City: Incline Village State: Nevada Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)