

APNs. :1320-28-000-015;  
1320-21-000-008



KAREN ELLISON, RECORDER E01

**Mail tax statements to:**

BENTLY FAMILY, 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, BARGAIN, SALE DEED  
(BOUNDARY LINE ADJUSTMENT)**

THIS GRANT, BARGAIN AND SALE DEED is made this 20<sup>th</sup> day of October, 2022, by and between BENTLY FAMILY, LLC, a Nevada limited liability company, f/k/a Bently Biofuels Company, a Nevada limited liability company, as a result of the merger of Bently Biofuels Company, LLC, a Nevada limited liability company into Bently Family, LLC, a Nevada limited liability company (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").

**WITNESSETH:**

Grantor is the owner of certain real property located in Douglas County, Nevada, identified as APN 1320-28-000-015, as more particularly described in that Deed recorded June

30, 2008, at Book 0608, Page 8259, as Document No. 0726072, in the official records of the County Recorder of Douglas County, State of Nevada (hereinafter "Parcel 36").

Grantor is also the owner of adjacent real property located in Douglas County, Nevada, identified as APN 1320-21-000-008, as more particularly described in that Deed recorded February 1, 2002, at Book 0202, Page 0505, as Document No. 0533880, in the official records of the County Recorder of Douglas County, State of Nevada (hereinafter "Parcel 26").

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 Parcel 26 and Parcel 36, with the resulting adjusted parcels of property situate in Douglas County, Nevada, more particularly described as set forth in **Exhibit A** ("Adjusted Parcel 26", a portion of current APN 1320-28-000-015 and 1320-21-000-008), and **Exhibit B** ("Adjusted Parcel 36", current APN 1320-28-000-015), attached hereto and incorporated herein by this reference, and as more particularly depicted in that Survey Map attached hereto and incorporated herein as **Exhibit C**.

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, Bargain and Sale Deed (Boundary Line Adjustment), Grantor reconfigures its property as set forth on the Record of Survey to Support a Boundary Line Adjustment for Bently Biofuels Company and Bently Family LTD. Partnership, LLC, recorded concurrently herewith as Document No. 2022-991457.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed (Boundary Line Adjustment) this 20<sup>th</sup> day of October, 2022.

GRANTOR:

BENTLY FAMILY, LLC,  
a Nevada limited liability company, f/k/a Bently Biofuels  
Company, a Nevada limited liability company

By: Jeff Jarboe

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 Family, LLC, a Nevada limited liability company 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.

Julie Anne Keelen  
NOTARY PUBLIC



1640-057  
10/31/2022

**EXHIBIT "A"**

**DESCRIPTION  
ADJUSTED PARCEL 26  
(A Portion of Current A.P.N. 1320-28-000-015 & 1320-21-000-008)**

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 21 & 28, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMMENCING** at the southwest corner of Parcel 36 per the Record of Survey for Bently Biofuels Company filed for record May 16, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 723525, said point falling on the northerly right-of-way line of Buckeye Road;

thence leaving said northerly right-of-way line of Buckeye Road, NORTH, 623.29 feet;

thence North 89°18'54" West, 372.91 feet;

thence North 00°41'06" East, 1,048.69 feet to the **POINT OF BEGINNING**;

thence North 89°30'58" West, 58.80 feet;

thence North 00°29'02" East, 948.90 feet;

thence South 89°30'15" East, 62.13 feet;

thence North 00°12'14" East, 2,647.74 feet;

thence South 89°33'26" East, 1,325.02 feet;

thence South 00°12'07" West, 2,648.96 feet;

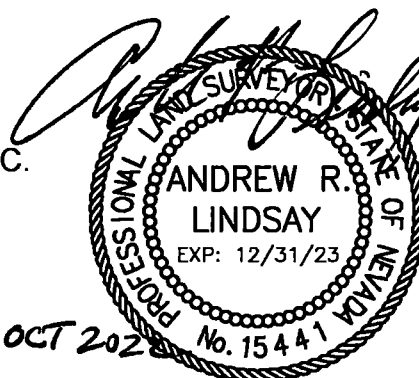
thence South 00°45'15" West, 1,007.91 feet;

thence North 89°51'40" West, 62.09 feet;

thence North 86°48'31" West, 1,263.02 feet to the **POINT OF BEGINNING**, containing 111.68 acres, more or less.

The basis of bearing of this description is identical to the Record of Survey for Bently Biofuels Company filed for record May 16, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 723525.

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



**EXHIBIT "B"**

**DESCRIPTION  
ADJUSTED PARCEL 36  
(Current A.P.N. 1320-28-000-015)**

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

**BEGINNING** at the southwest corner of Parcel 36 per the Record of Survey for Bently Biofuels Company filed for record May 16, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 723525, said point falling on the northerly right-of-way line of Buckeye Road;

thence leaving said northerly right-of-way line of Buckeye Road, NORTH, 623.29 feet;

thence North 89°18'54" West, 372.91 feet;

thence North 00°41'06" East, 1,048.69 feet;

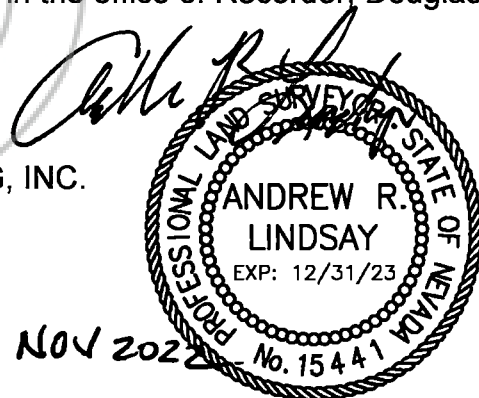
thence South 86°48'31" East, 1,263.02 feet;

thence South 00°22'39" West, 1,613.92 feet;

thence North 89°29'43" West, 890.11 feet to the **POINT OF BEGINNING**, containing 42.37 acres, more or less.

The basis of bearing of this description is identical to the Record of Survey for Bently Biofuels Company filed for record May 16, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 723525.

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



# EXHIBIT "C"

## OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE ATTACHED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE THAT:

- I HAVE EXAMINED THIS MAP AND APPROVE AND AUTHORIZE ITS RECORDING.
- I AGREE TO WAIVE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT OR OTHER INTEREST IN THE PARCELS SHOWN ON THIS MAP.
- I AGREE TO WAIVE THE REQUIRED DOCUMENTS AMENDING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 208.010 TO 208.015 INCLUSIVE.
- ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- I AGREE TO WAIVE THE REQUIRED DOCUMENTS AMENDING ANY EASEMENT OR OTHER INTEREST IN THE PARCELS SHOWN ON THIS MAP.
- I AGREE TO WAIVE THE REQUIRED DOCUMENTS AMENDING ANY EASEMENT OR OTHER INTEREST IN THE PARCELS SHOWN ON THIS MAP.

BENTLY BIOFUELS COMPANY AND BENTLY FAMILY LTD PARTNERSHIP

BY: JEFFREY R. LINDSEY  
ITS LEGAL FINANCIAL OFFICER

STATE OF NEVADA  
COUNTY OF DOUGLAS

BEFORE ME, THE CLERK-TREASURER OF DOUGLAS COUNTY, NEVADA, HAS PERSONALLY APPEARED JEFFREY R. LINDSEY, LEGAL FINANCIAL OFFICER OF BENTLY BIOFUELS COMPANY AND BENTLY FAMILY LTD PARTNERSHIP, AND HAS ACKNOWLEDGED THAT HE IS THE PERSON FOR THE ENTITY ON BEHALF OF WHICH THIS RECORD IS BEING SUBMITTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND HAS DULY READ AND APPROVED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARIES SIGNATURE

## COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS INSTRUMENT CERTIFICATE HAS THE COMMUNITY DEVELOPMENT DEPARTMENT HAS REVIEWED AND APPROVED.

CAROLINA A. DALLAGE, P.E.  
COMMUNITY DEVELOPMENT DIRECTOR

DATE

## CLERK-TREASURER'S CERTIFICATE

ALL PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL YEAR (NRS 208.010-208.015) (2024-2025).

BY: BURGESS  
DOUGLAS COUNTY CLERK-TREASURER

DATE

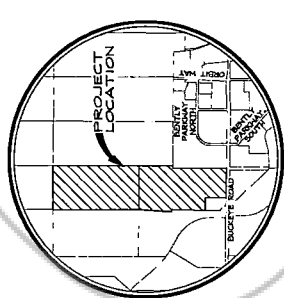
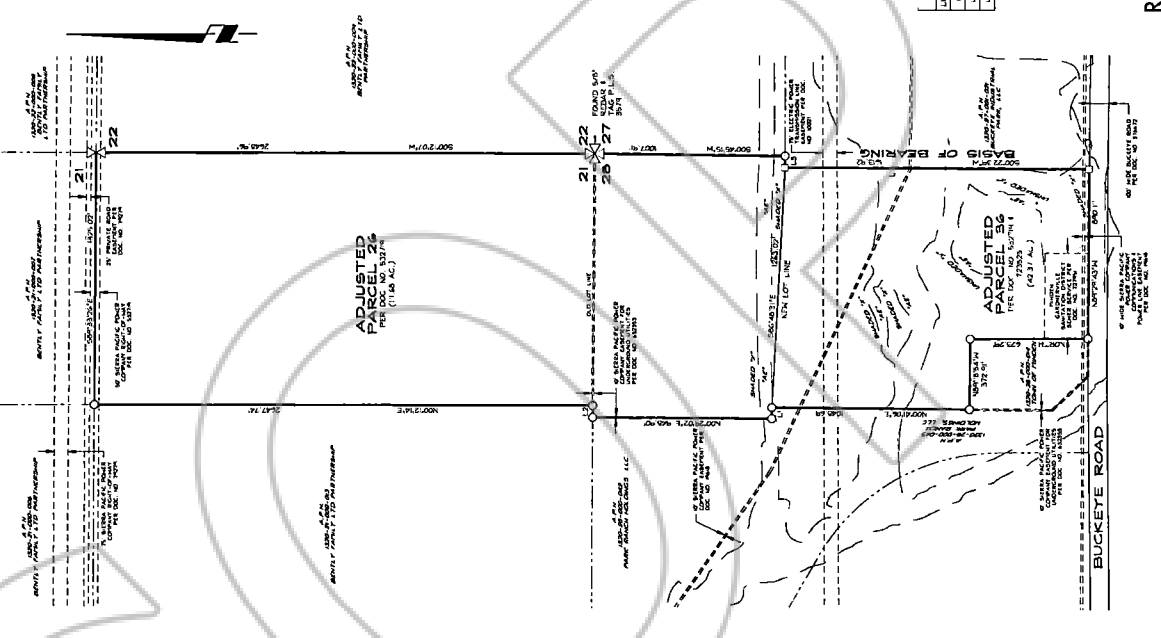
## RECORDERS CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ IN THE EAST PART OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 2024-\_\_\_\_\_, RECORDED AT THE REQUEST OF BENTLY BIOFUELS COMPANY.

OF BENTLY BIOFUELS COMPANY, INC.

DOUGLAS COUNTY RECORDER

LINE	BEARING	LENGTH
1	S 89° 50' 00" W	34.00
2	N 89° 50' 00" E	42.15
3	S 89° 50' 00" W	42.15



## VICINITY MAP

1" = 50'

- LEGEND**
- FOUND SURV. BEARS & TAG P.L.S. 6487
  - △ FOUND SURV. BEARS & TAG P.L.S. 8179
  - SET 817° BEAR IMPRINTS CAR. P.L.S. 544
  - FLOOD LINES PER DOUGLAS COUNTY GIS
  - 1/4" SECTION CORNER
  - ⊗ SECTION CORNER

## BASIS OF BEARING

NOTARIES: JEFFREY R. LINDSEY TO THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE AND ADJUST A BOUNDARY LINE FOR RECORD APRIL 26, 2024 IN THE OFFICE OF RECORDER AS SHOWN ON THE MAP.

## NOTES

- THIS MAP REFERENCES THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE AND ADJUST A BOUNDARY LINE FOR RECORD APRIL 26, 2024 IN THE OFFICE OF RECORDER AS SHOWN ON THE MAP.
- THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THE POSITION OF THE SURVEY BEARS AND TAGS ON THE SURFACE OF THE EARTH. THE BOUNDARY LINES AND THE POSITION OF THE SURVEY BEARS AND TAGS ON THE SURFACE OF THE EARTH ARE TO BE TAKEN AS SHOWN ON THIS MAP.
- THE LANDS SURVEYED ARE IN THE PORTIONS OF SECTIONS 28 AND 21, TOWNSHIP 33 NORTH, RANGE 20 EAST 15TH, DOUGLAS COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 16, 2022.
- THIS RECORD OF SURVEY IS TO SUPPORT TAXES CERTAIN DEEDS RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT # 2153.

## SURVEYOR'S CERTIFICATE

I, ANDREW R. LINDSEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THE SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AT THE INSTANCE OF BENTLY BIOFUELS COMPANY.
- THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THE POSITION OF THE SURVEY BEARS AND TAGS ON THE SURFACE OF THE EARTH. THE BOUNDARY LINES AND THE POSITION OF THE SURVEY BEARS AND TAGS ON THE SURFACE OF THE EARTH ARE TO BE TAKEN AS SHOWN ON THIS MAP.
- THE LANDS SURVEYED ARE IN THE PORTIONS OF SECTIONS 28 AND 21, TOWNSHIP 33 NORTH, RANGE 20 EAST 15TH, DOUGLAS COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 16, 2022.
- THIS RECORD OF SURVEY IS TO SUPPORT TAXES CERTAIN DEEDS RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT # 2153.

ANDREW R. LINDSEY, P.L.S. 1641



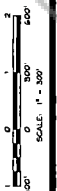
**RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT**

FOR  
**BENTLY BIOFUELS COMPANY & BENTLY FAMILY LTD PARTNERSHIP**

LOCATED WITHIN A PORTION OF SECTION 21 & 28, T. 33N., R. 20E., 15TH E., DOUGLAS COUNTY, NEVADA.

**RIO Anderson**

PROFESSIONAL LAND SURVEYOR  
STATE OF NEVADA  
LICENSE NO. 1641  
COMMISSION EXPIRES 11/17/27



SHEET 1 OF 1

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1320-28-000-015
- b) 1320-21-000-008
- c) \_\_\_\_\_
- d) \_\_\_\_\_

## 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Notes:	<i>operating agri. &amp; manure</i>
	<i>AB</i>

## 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: #1
- b. Explain Reason for Exemption: \_\_\_\_\_  
 Boundary Line Adjustment between 2 contiguous parcels, both with the same common owner.

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 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 Grantor/CFO  
 Signature [Signature] Capacity Grantee/CFO

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Benty 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: 89423