

APN's: 1320-08-002-005; and  
1320-08-002-006.



SHAWNYNE GARREN, RECORDER

E01

**Mail tax statements to:**  
NEVADA HERITAGE L.L.C.  
1597 Esmeralda Ave.  
Minden, NV 89423

**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 AND SALE DEED**

THIS INDENTURE WTNESSETH: That BENTLY FAMILY, LLC, a Nevada, limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership (hereinafter referred to as "Grantor") for valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to NEVADA HERITAGE L.L.C., a Nevada limited liability company (hereinafter referred to as "Grantee"), all of Grantor's right title and interest in that real property situated in the County of Washoe, State of Nevada, commonly identified as Douglas County, Nevada Assessor Parcel Numbers 1320-08-002-005 and APN 1320-08-002-006, and more particularly described as follows:

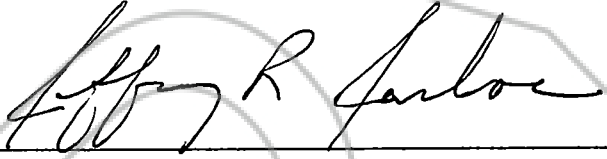
See **Exhibit "A"** attached hereto and incorporated herein by reference.

TOGETHER with all and singular the tenements, hereditament and appurtenances thereunto belonging or in any way appertaining.

IN WITNESS WHEREOF, Grantor has executed this Grant Bargain and Sale Deed this  
30<sup>th</sup> day of August, 2023.

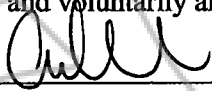
GRANTOR:

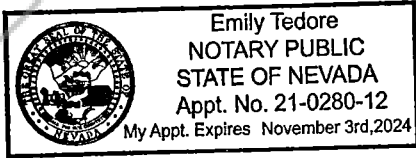
BENTLY FAMILY, LLC,  
a Nevada limited liability company,  
f/k/a Bently Family Limited Partnership,  
a Nevada limited partnership

By:   
Name: Jeff Jarboe  
Its: Chief Financial Officer

STATE OF NEVADA     )  
                                  :ss.  
COUNTY OF DOUGLAS    )

On the 30<sup>th</sup> day of August, 2023, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Family, 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**

**LEGAL DESCRIPTION APN 1320-08-002-005 and 1320-08-002-006**

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

**PARCEL A:**

Parcels 1 and 4, as set forth on that certain Map of Division of Land into Large Parcels for Milky Way Farm Inc., filed for record in the office of the County Recorder of Douglas County, Nevada, on April 5, 2001 in Book 401, at Page 952, as Document No. 511704.

**PARCEL B:**

Grant of Easements and Road Construction and Maintenance Agreement, upon the terms and conditions contained therein, filed for record in the office of the Douglas County Recorder, State of Nevada, on December 3, 2003, in Book 1203, Page 1499, as Document No. 598557 and Agreement of Clarification and Modification of Grant of Easements and Road Construction and Maintenance Agreement, filed for record in the office of the Douglas County Recorder, State of Nevada, on December 23, 2003, in Book 1203, Page 10863, as Document No. 600436.

Assessor's Parcel Numbers 1320-08-002-005 and 1320-08-002-006

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-08-002-005  
 b) 1320-08-002-006  
 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: <u>Property con. 9 annual</u> <u>written consent of AS</u> <u>w/ model app.</u>	

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 # 1  
 b. Explain Reason for Exemption: Common Ownership

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] Capacity \_\_\_\_\_ Grantor

Signature [Signature] Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

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

Print Name: Nevada Heritage LLC  
 Address: 1597 Esmeralda Ave.  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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