

APN's: 1320-11-002-011

**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)



SHAWNYNE GARREN, RECORDER

E01

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 Douglas, State of Nevada, commonly identified as Douglas County, Nevada Assessor Parcel Numbers 1320-11-002-011, 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

27<sup>th</sup> day of September, 2023.

GRANTOR:

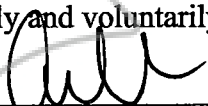
BENTLY FAMILY, LLC,  
a Nevada limited liability company,  
f/k/a Bently Family Limited Partnership,  
a Nevada limited partnership




By: \_\_\_\_\_  
Name: Jeff Jarboe  
Its: Chief Financial Officer

STATE OF NEVADA    )  
                                  :ss.  
COUNTY OF DOUGLAS )

On the 27<sup>th</sup> day of Sept., 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

 Emily Tedore  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 21-0280-12  
My Appt. Expires November 3rd, 2024

**EXHIBIT A**

**LEGAL DESCRIPTION**

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

Lot 42 as shown on Record of Survey for Bernard Furlan and Angelo Giusti, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 1983, in Book 183, Page 1298, as File No. 75477, Official Records.

EXCEPTING THEREFROM that portion thereof lying Easterly of the Westerly line of East Valley Road as conveyed to Douglas County, a political subdivision of the State of Nevada by Deed for Public Right of Way recorded January 7, 2005, in Book 0105, Page 3339, as File No. 634132, Official Records.

APN: 1320-11-002-011

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-11-002-011  
 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: <u>10/5/23</u>	
NOTES: <u>Amended operating agm. OK</u> <u>- model aff. completed</u> <u>AB</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: Transfer between affiliated business entities with identical 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)