

APN: 1320-02-002-081



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 Douglas, State of Nevada, commonly identified as Douglas County, Nevada Assessor Parcel Numbers 1320-02-002-081, and more particularly described as follows:

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

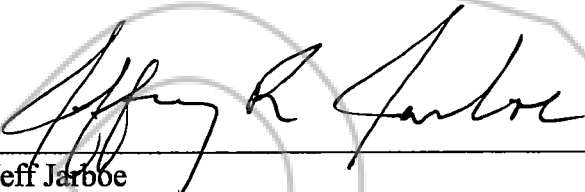
TOGETHER with all and singular the tenements, hereditament and appurtenances thereunto belonging or in any way appertaining.

IN WITNESS WHEREOF, Grantor has executed this Grant Bargain and Sale Deed this

5<sup>th</sup> day of October, 2023.

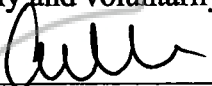
GRANTOR:

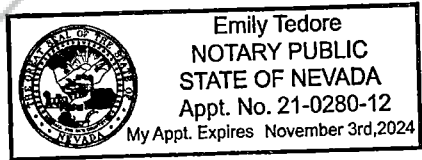
BENTLY FAMILY, LLC,  
a Nevada limited liability company,  
f/k/a Bently Family Limited Partnership,  
a Nevada limited partnership

By:   
Name: Jeff Jarboe  
Its: Chief Financial Officer

STATE OF NEVADA     )  
                                  :ss.  
COUNTY OF DOUGLAS   )

On the 5<sup>th</sup> day of October, 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**

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

Parcel 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Bently Family, LLC f/k/a The Bently Family Limited Partnership, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 2018, as File No. 2018-914646, Official Records, being more particularly described as follows:

A parcel of land located within portions of Section 2 and Section 11, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows: •

COMMENCING at the southwest corner of said Section 2 as shown on the Record of Survey for Bently Nevada Corporation recorded May 21, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 542774;  
thence along the westerly line of said Section 2, North 00°49'11" East, 1319.19 feet to the north line of the southwest 1/4 of said Section 2;  
thence along the north line of the southwest 1/4 of said Section 2, South 89°18'05" East, 40.00 feet to the POINT OF BEGINNING;  
thence continuing along said north line, South 89°18'05" East, 1278.62 feet;  
thence South 00°51'44" West, 819.51 feet;  
thence North 89°19'50" West, 217.50 feet;  
thence South 00°51'44" West, 498.99 feet to a point on the south line of said Section 2;  
thence along said South line of Section 2, South 89°19'50" East, 217.50 feet;  
thence leaving said South line of Section 2, South 00°08'19" West, 1250.12 feet; to a point on the easterly line of East Valley Road as described in Document No. 714241;  
thence along said easterly line of East Valley Road, along a non-tangent curve to the left having a radius of 1540.00 feet, a central angle of 49°59'17" an arc length of 1343.58 feet and a radial bearing of South 78°48'39" West;  
thence continuing along said easterly line, along a tangent curve to the right having a radius of 960.00 feet, a central angle of 61°59'49" and an arc length of 1038.77 feet;  
thence continuing along said easterly line, North 00°49'11" East, 678.94 feet to the POINT OF BEGINNING.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-02-002-081  
 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>10/12/23</u>	
NOTES: <u>Amended operating agr. the model aff. completed</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)