

APNs: 1320-22-000-010;
1320-22-000-009; 1320-21-000-020;
and 1320-28-000-050

Mail tax statements to:
Bently Family, LLC
1597 Esmeralda Avenue
Minden, NV 89423

When Recorded, Mail to:
Bently Family, LLC
1597 Esmeralda Avenue
Minden, NV 89423



00174678202310021670080088

SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

PRIVATE ACCESS, MAINTENANCE AND PUBLIC UTILITY EASEMENT DEED

THIS PRIVATE ACCESS, MAINTENANCE AND PUBLIC UTILITY EASEMENT is made this 8th day of November, 2023, by and between BENTLY FAMILY, LLC, a Nevada limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership (hereinafter referred to as "GRANTOR"), and BENTLY ENTERPRISES LLC, a Nevada limited liability company, (hereinafter referred to as "GRANTEE"), for the purpose of creating and granting a private access, maintenance and public utility easement across Grantor's real property to Grantee's real property as more particularly set forth hereafter ("Easement").

WITNESSETH:

THAT IN AND FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, GRANTOR, as owner of Douglas County, Nevada Assessor's Parcel Numbers APN# 1320-22-000-010, 1320-22-000-009; and 1320-21-000-020 (hereinafter the "Real Property"), and by these presents does bargain, and sell, transfer, convey and deliver unto the GRANTEE, as owner of Douglas County, Nevada Assessor's Parcel # 1320-28-000-050 and its successors and assigns forever, an exclusive perpetual twenty five foot wide private access, maintenance and public utility easement for ingress and egress to and over and under a portion of that GRANTOR real property as described herein below, to construct, maintain,

repair, replace and rebuild a private access road and public utility facilities and improvements, for the benefit of GRANTEE and its real property. To have and to hold said private access, maintenance and public utility easement unto the GRANTEE and unto its respective successors and assigns forever, and at the sole cost and expense, of GRANTEE for access to and from GRANTEE'S real property.

The lands affected by this private access, maintenance and twenty-five foot wide Easement are located in the County of Douglas, State of Nevada, and said twenty-five foot wide Easement Area and the lands affected by this Easement are as more particularly described as set forth in **Exhibit "A"** and as depicted in that Survey Map as set forth in **Exhibit "B"**, which are attached hereto and incorporated herein by reference ("Easement Area").

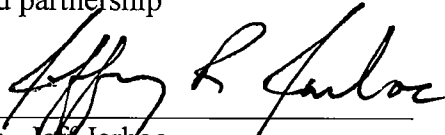
GRANTOR covenants to and for the benefit of GRANTEE and its heirs, successors and assigns, that it shall not interfere with said Easement and that no building, structure, landscaping or other real property improvements will be constructed on, under, over or through the Easement Area without the prior written consent of both GRANTOR and GRANTEE. Such structures include, but are not limited to, drainage, irrigation, facilities, trees, fencing, buildings, structures and walls. GRANTEE shall be under no obligation to maintain, restore or repair any landscaping and improvements that may be damaged by the access road or utilities and their maintenance, repairs and improvements within the Easement Area, unless as a result of the gross negligence of such party.

All rights and obligations granted by this Easement shall run with the land and shall be binding upon GRANTOR and GRANTEE, and their respective heirs, assigns, successors, agents and assigns forever. This Easement, including any Exhibits incorporated herein by reference, sets forth all (and is intended by the parties to be an integration of all) of the representations, promises, agreements, and understandings among the parties hereto with respect to the rights, privileges and obligations of the parties. There are no draft representations, promises, agreements, or understandings, oral or written, express or implied, among the parties other than as set forth or incorporated herein.

IN WITNESS WHEREOF, the GRANTOR and GRANTEE have executed this Private Access, Maintenance and Public Utility Easement the day and year first above written.

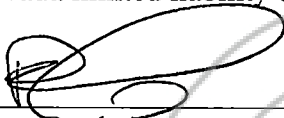
GRANTOR:

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

By: 
Name: Jeff Jarboe
Title: Chief Financial Officer

GRANTEE:


BENTLY ENTERPRISES, LLC,
A Nevada limited liability company

By: 
Name: Brady Frey
Title: Chief Operating Officer

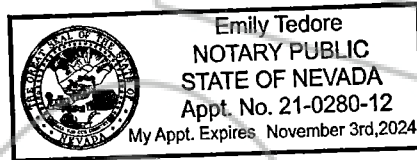
[Acknowledgment pages follow]

STATE OF NEVADA)
 :ss.
COUNTY OF DOUGLAS)

On the 8th day of November, 2023, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Family, LLC, f/k/a Bently Family Limited Partnership, 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.



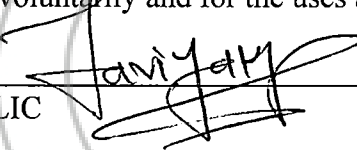
NOTARY PUBLIC
Emily Tedore



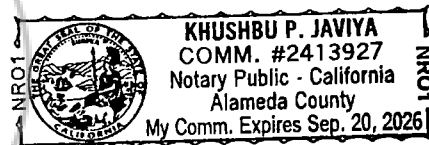
STATE OF CALIFORNIA)
 :ss.
COUNTY OF ALAMEDA

(KHUSHBU P. JAVIYA, NOTARY PUBLIC)

On the 3rd day of NOV, 2023, before me personally appeared Brady Frey, as Chief Operating 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
LEGAL DESCRIPTION**

COPY

1640-057
10/31/23

DESCRIPTION
25' PRIVATE ACCESS EASEMENT
(OVER A.P.N.'S 1320-22-000-010, -009, 1320-21-000-020 AND 1320-28-000-050)

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

A strip of land for access purposes, lying within a portion of Sections 27 and 28, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows;

BEGINNING at the northwest corner of Adjusted Block J as shown on the Record of Survey to support a Boundary Line Adjustment for Bently Enterprises, LLC filed for record November 16, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 991656, said point falling on the east side of Orbit Way;

thence the following courses:

North 89°47'54" West, 2,683.87 feet;

North 86°48'31" West, 60.08 feet;

North 00°12'06" East, 50.00 feet;

South 86°48'31" East, 60.08 feet;

South 00°12'06" West, 25.00 feet;

South 89°47'54" East, 2,623.87 feet;

North 00°12'06" East, 25.00 feet;

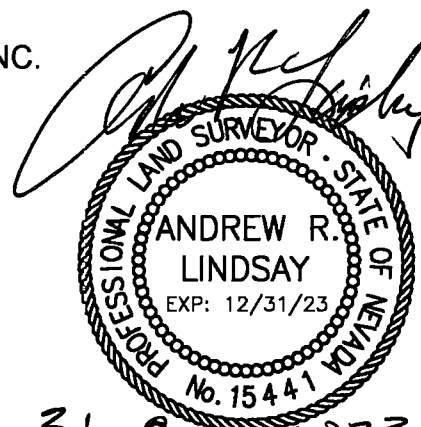
South 89°47'54" East, 60.00 feet;

South 00°12'06" West, 50.00 feet to the **POINT OF BEGINNING**

containing 71,597 square feet or 1.64 acres, more or less.

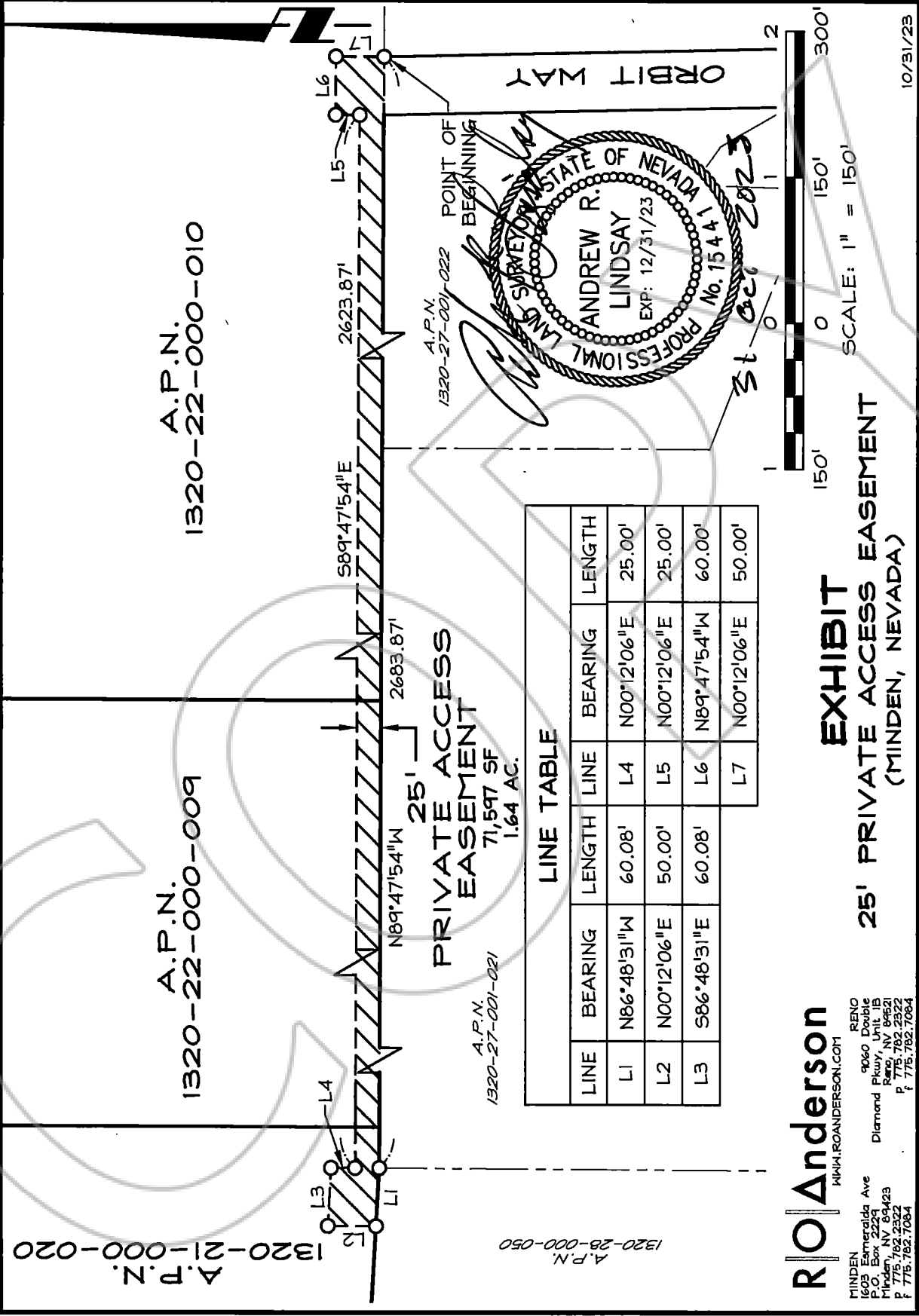
The basis of bearing of this description is N 00°22'39" E, identical to the Record of Survey to support a Boundary Line Adjustment for Bently Pressurized Bearing Company and Robert E. Honer Jr. and Julie a. Honer filed for record April 26, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 673515.

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



**EXHIBIT B
SURVEY MAP**

COPY



A.P.N.
1320-22-000-010

A.P.N.
1320-21-000-020

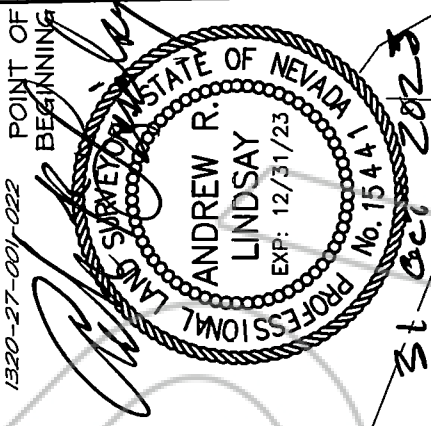
**PRIVATE ACCESS
EASEMENT**

A.P.N.
1320-27-001-021
71,597 SF
1.64 AC.

A.P.N.
1320-27-001-022

LINE TABLE

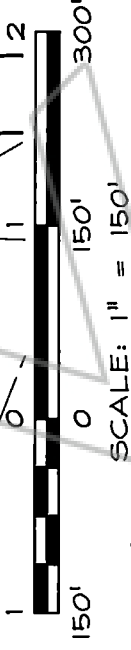
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N86°48'31"W	60.08'	L4	N00°12'06"E	25.00'
L2	N00°12'06"E	50.00'	L5	N00°12'06"E	25.00'
L3	S86°48'31"E	60.08'	L6	N89°47'54"W	60.00'
			L7	N00°12'06"E	50.00'



R O Anderson
MINDEN, ROANDERSON.COM

RENO
9060 Double
Diamond Pkwy, Unit 1B
Minden, NV 89423
P 775.762.2322
F 775.762.7084

EXHIBIT
25' PRIVATE ACCESS EASEMENT
(MINDEN, NEVADA)



10/31/23