

DOUGLAS COUNTY, NV **2023-1003514**
RPTT:\$624.00 Rec:\$40.00
\$664.00 Pgs=2 12/29/2023 11:38 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Paul Bonser
Angela Bonser-Lain
1302 Lawnmont Drive
Round Rock, TX 78664

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2303749-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1422-00-001-009
R.P.T.T. \$ 624.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bently Family LLC a Nevada limited liability company F/K/A Bently Family LTD Partnership, a Nevada limited partnership

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Paul Bonser and Angela Bonser-Lain, Husband and wife as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:


Township 14 North, Range 22 East, M.D.B.&M.

Section 15: Northeast ¼ of the Northwest ¼; Northeast ¼ of the Southwest ¼; Southwest ¼ of the Northeast ¼; Southeast ¼ of the Northwest ¼

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Bently Family LLC a Nevada limited liability company F/K/A Bently Family LTD Partnership, a Nevada limited partnership


**CFB Holdings, LTD, Managing Member
Jeffrey Jarboe, CFO**

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

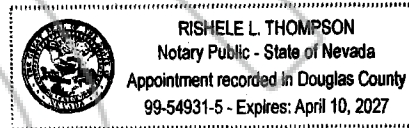
This instrument was acknowledged before me on ,
by Jeffrey Jarboe

12/28/2023

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303749.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1422-00-001-009
 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: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 160,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 160,000.00
 d. Real Property Transfer Tax Due: \$ 624.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

 5. Partial Interest: Percentage being transferred: _____ %

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Bently Family LLC a Nevada limited liability company F/K/A Bently Family LTD Partnership, a Nevada limited partnership
 Address: 1597 Esmeralda Avenue
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Paul Bonser and Angela Bonser-Lain
 Address: 1302 Lawnmont Drive
 City: Round Rock
 State: TX Zip: 78664

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02303749-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED