DOUGLAS COUNTY, NV

SHAWNYNE GARREN, RECORDER

RPTT:\$624.00 Rec:\$40.00

2023-1003514

\$664.00 Pgs=2 12/29/2023 11:38 AM

TICOR TITLE - GARDNERVILLE

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 1/4 of the Northwest 1/4; Northeast 1/4 of the Southwest 1/4; Southwest 1/4 of the Northeast 1/4; Southeast 1/4 of the Northwest 1/4

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 CPB Holdings, LTD, Managing Member Jeffrey Jarboe, CFO STATE OF NEVADA } ss: COUNTY OF DOUGLAS 12/28/2023 This instrument was acknowledged before me on, by Jeffrey Jarboe RISHELE L. THOMPSON Notary Public - State of Nevada NOTARY PUBLIC Appointment recorded in Douglas County 99-54931-5 - Expires: April 10, 2027 This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303749.



RISHELE L. THOMPSON Notary Public - State of Nevada Appointment recorded in Douglas County 99-54931-5 - Expires: April 10, 2027

STATE OF NEVADA DECLARATION OF VALUE FORM

a. 1422-00-001-009 b	1.	Assessor Parcel Number(s)	\ \	
C. d. 2. Type of Property: a. ✓ Vacant Land b. Single Fam. Res. FOR RECORDERS OPTIONAL USE ONLY C. Condo/Twnhse d. 2-4 Plex Book Page Date of Recording: Notes: Notes:	a.	1422-00-001-009		
d. 2. Type of Property: a.	b.			
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c. □ Condo/Twnhse d. □ 2-4 Plex e. □ Apt. Bldg f. □ Comm'l/Ind'l g. □ Agricultural h. □ Mobile Home i. Other 3. a. Total Value/Sales Price of Property: b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value d. Real Property Transfer Tax Due: 4. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption. 5. Partial Interest: Percentage being transferred: When 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 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 COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer) Print Name: Ticor Title of Nevada, Inc. COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer) Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303749-020-RLT	2.	Type of Property:		
e.	a.	5	Res. FOR RECORDERS OPTIONAL USE ONLY	
g.			Book Page	
i. Other 3. a. Total Value/Sales Price of Property: b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value d. Real Property Transfer Tax Due: 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 lightly for any additional amount owed. Signature Signature Signature Seller (GRANTOR) INFORMATION (REQUIRED) Print Name: Bently Family LC 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 COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer) Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303749-020-RLT				
3. a. Total Value/Sales Price of Property: b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value d. Real Property Transfer Tax Due: 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 375.10, 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 Capacity Capacity SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Bently Family LtC a Nevada limited liability company F/K/A Bently Family LTD Partnership, a Nevada limited partnership Address: 1597 Esmeralda Avenue City: Minden City: Round Rock State: TX Zip: 78664 COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer) Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303749-020-RLT Address: 1483 US Highway 395 N, Suite B	_		Notes:	
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	Print N			
City, State, Zip: Gardnerville, NV 89410				
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Printed: 12/29/2023 8:13 AM by LD Escrow No.: 02303749-020-RLT