



SHAWNYNE GARREN, RECORDER E03

APN: 1021-00-001-011

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

**Recording Requested by and  
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 DEED  
(BOUNDARY LINE ADJUSTMENT)**

THIS DEED is made this 20 day of January, 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 FAMILY, LLC, a Nevada limited liability company, f/k/a BENTLY FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership (hereinafter referred to as "Grantee").

**WITNESSETH:**

This Deed is placed on record for the purpose of facilitating a boundary line adjustment among and between existing parcels of land, as further depicted and set forth on that certain record of survey in support of boundary line adjustment recorded concurrently herewith.

Grantor is the record owner of certain real property located in Douglas County, Nevada, identified as a portion of APN 1021-00-001-011, and consisting of Thirteen (13) mapped parcels as more specifically described in **Exhibit A** attached hereto and incorporated herein, and as are designated as parcels C, D, F, H, I, L, M, P, Q, R, S, T and U in that certain Land Division Map for Bently Nevada Profit Sharing Plan and Trust, filed for record in the Office of the Douglas

County Recorder, State of Nevada, on April 23, 1979, in Book 479, Page 1193, as Document No. 31753 Official Records, a copy of which is attached hereto and incorporated herein as **Exhibit B** ("Original Parcels").

Grantor, as owner of the Thirteen (13) contiguous, adjacent and abutting Original Parcels as identified in **Exhibit A** and **Exhibit B**, for good and valuable consideration, desires to and does adjust the boundary lines between and among certain of the Thirteen (13) Original Parcels as identified in said **Exhibit A** and **Exhibit B**, by adjusting, dividing, removing and adding portions of real property pursuant to that certain survey as referenced herein below.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of creating lot line adjustments between and among the Original Parcels in **Exhibits A** and **B** owned by Grantor, does by these presents, grant, bargain, sell, convey, transfer, and deliver to Grantee, and its heirs, successors and assigns, all of Grantor's right, title and interest in and to each of the Original Parcels as identified in **Exhibits A** and **B**, with the resulting Eleven (11) Adjusted Lots of real property situate in Douglas County, Nevada, so that Eleven (11) of the Original Parcels of land owned by Grantor shall be more particularly described as Adjusted Lots and more specifically described as to each Adjusted Lot as follows:

Adjusted Lot 4 described and set forth in **Exhibit C**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 5 described and set forth in **Exhibit D**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 6 described and set forth in **Exhibit E**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 7 described and set forth in **Exhibit F**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 8 described and set forth in **Exhibit G**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 9 described and set forth in **Exhibit H**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 10 described and set forth in **Exhibit I**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 11 described and set forth in **Exhibit J**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 12 described and set forth in **Exhibit K**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 13 described and set forth in **Exhibit L**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 14 described and set forth in **Exhibit M**, attached hereto and incorporated herein and made a part hereof;

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

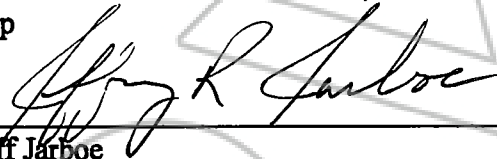
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to its heirs, successors and assigns forever.

By this Grant Deed (Boundary Line Adjustment), Grantor reconfigures its property as set forth on the Record of Survey to Support a Boundary Line Adjustment for Bently Family, LLC, recorded concurrently herewith as Document No. 993784.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed (Boundary Line Adjustment) this 20<sup>th</sup> day of January, 2023.

GRANTOR:

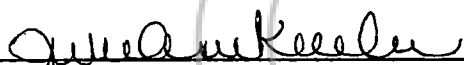
BENTLY FAMILY, LLC,  
a Nevada limited liability company, f/k/a BENTLY  
FAMILY LIMITED PARTNERSHIP, a Nevada limited  
partnership

By:   
Name: Jeff Jarboe  
Its: Chief Financial Officer

STATE OF NEVADA        )  
                                  :ss.

COUNTY OF DOUGLAS    )

On the 20<sup>th</sup> day of January, 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



**LEGAL DESCRIPTION**

**APN 1021-00-001-011**

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

Parcels C, D, F, H, I, L, M, P, Q, R, S, T and U as set forth on that certain Land Division Map for Bently Nevada Profit Sharing Plan and Trust, filed for record in the office of the Douglas County Recorder, State of Nevada on April 23, 1979 in Book 479, Page 1193, Document No. 31753, Official Records.

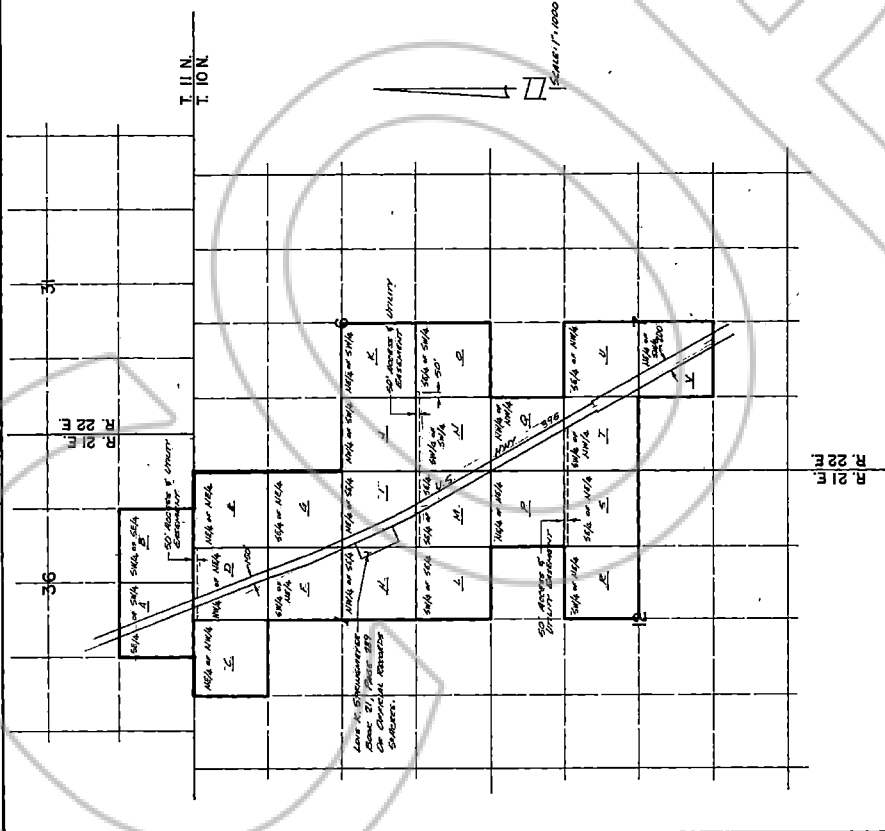
EXCEPTING THEREFROM all that portion of Parcels H and I conveyed to Lois Springmeyer in Deed recorded January 6, 1964 in Book 21, Page 289, as Document No. 24160, Official Records.

FURTHER EXCEPTING THEREFROM all that portion of said land lying Easterly of the Westerly line of US Hwy 395. FURTHER EXCEPTING THEREFROM any portion of said land lying within US Hwy 395.

APN: 1021-00-001-011

**EXHIBIT A**

# Exhibit B



NOTES:  
 1. PORTIONS A THRU V ARE NOUNAL, SO BEERS  
 AND OTHERS ARE SUBJECT TO THE  
 AND THE  
 2. PORTIONS OF SECTIONS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z ARE SUBJECT  
 TO FLOODING AS SHOWN ON THE 100-FOOT ROAD  
 MAP PREPARED BY... M.D.

**SURVEYOR'S CERTIFICATE**  
 THIS MAP WAS PREPARED IN PART FROM EXISTING SURVEYS AND IN PART FROM THE FIELD WORK OF THE SURVEYOR. THE SURVEY WAS MADE IN THE MONTHS OF APRIL, MAY, JUNE, JULY, AUGUST, SEPTEMBER, OCTOBER, NOVEMBER AND DECEMBER, 1977, AND THE UNDEVELOPED PORTION, UNLESS OTHERWISE SHOWN, IS SUBJECT TO THE RIGHTS OF THE STATE OF NEVADA AND THE UNDEVELOPED PORTION, UNLESS OTHERWISE SHOWN, IS SUBJECT TO THE RIGHTS OF THE STATE OF NEVADA AND THE UNDEVELOPED PORTION, UNLESS OTHERWISE SHOWN, IS SUBJECT TO THE RIGHTS OF THE STATE OF NEVADA.



**OWNER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE UNDEVELOPED PORTION, UNLESS OTHERWISE SHOWN, IS SUBJECT TO THE RIGHTS OF THE STATE OF NEVADA AND THE UNDEVELOPED PORTION, UNLESS OTHERWISE SHOWN, IS SUBJECT TO THE RIGHTS OF THE STATE OF NEVADA AND THE UNDEVELOPED PORTION, UNLESS OTHERWISE SHOWN, IS SUBJECT TO THE RIGHTS OF THE STATE OF NEVADA.

**NOTARY**  
 DAVID A. BRADY  
 DAVID A. BRADY  
 DAVID A. BRADY

**COUNTY CLERK'S CERTIFICATE**  
 THIS LAND DIVISION MAP WAS APPROVED BY THE DOUGLAS COUNTY COMMISSIONERS ON THE 11<sup>TH</sup> DAY OF APRIL, 1977.

**COUNTY RECORDER'S CERTIFICATE**  
 THIS MAP WAS RECORDED IN THE PUBLIC RECORDS OF DOUGLAS COUNTY, NEVADA, ON APRIL 11, 1977, AT 9:39 A.M. IN BOOK 111 OF OFFICIAL MAPS AT PAGE 1183.

LAND DIVISION MAP  
 FOR  
 BENTLY NEVADA  
**PROFIT SHARING PLAN AND TRUST**  
 PORTION OF SECTION 36 T. 10 N., R. 22 E., M.D.M. AND  
 PORTION OF SECTIONS 1, 8, 12, T. 10 N., R. 22 E., M.D.M.  
 AND PORTION OF SECTIONS 6 & 7, T. 10 N., R. 22 E.,  
 M.D.M. — DOUGLAS COUNTY, NEVADA

EXHIBIT C

1640-044  
06/26/22

DESCRIPTION  
ADJUSTED LOT 4  
(A Portion of Current A.P.N. 1021-00-001-011)

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

A parcel of land located within a portion of Section 1, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**BEGINNING** at the west one-sixteenth (1/16) corner on the north section line of Section 1 per the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017;

thence South 89°49'56" East, 719.06 feet;

thence South 25°22'13" East, 1,417.00 feet;

thence South 89°31'36" West, 1,317.58 feet to the northwest one-sixteenth (1/16) corner of said Section 1;

thence North 00°23'00" West, 1,293.36 feet to the **POINT OF BEGINNING**, containing 30.11 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

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

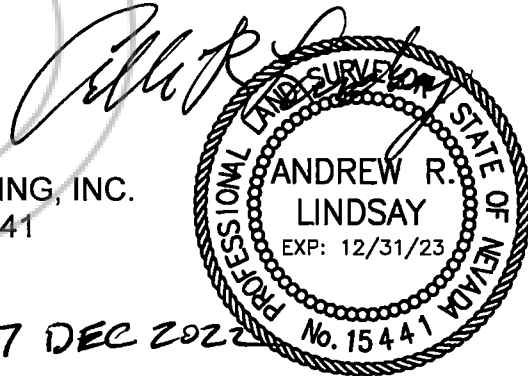


EXHIBIT D

1640-044  
06/26/22

DESCRIPTION  
ADJUSTED LOT 5  
(A Portion of Current A.P.N. 1021-00-001-011)

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

A parcel of land located within a portion of Section 1, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMMENCING** at the west one-sixteenth (1/16) corner on north section line of Section 1 per the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017;  
thence South  $89^{\circ}49'56''$  East, 719.06 feet to the **POINT OF BEGINNING**;  
thence North  $89^{\circ}51'40''$  East, 883.90 feet to a point on the west right-of-way line of US Highway 395;  
thence along said west right-of-way line of US Highway 395, South  $20^{\circ}12'19''$  East, 2,250.23 feet;  
thence along the arc of a curve to the left having a radius of 10,075.00 feet, central angle of  $01^{\circ}01'06''$ , arc length of 179.08 feet; and chord bearing and distance of South  $20^{\circ}42'52''$  East, 179.07 feet;  
thence leaving said west right-of-way line of US Highway 395, South  $73^{\circ}45'46''$  West, 1,148.14 feet to the center corner of said Section 1;  
thence North  $00^{\circ}39'00''$  West, 1,317.89 feet;  
thence North  $25^{\circ}22'13''$  West, 1,417.00 feet to the **POINT OF BEGINNING**, containing 49.31 acres, more or less.

The basis of bearing of this description is  $N00^{\circ}39'00''W$  – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

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

*Andrew R. Lindsay*  
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA  
ANDREW R. LINDSAY  
EXP: 12/31/23  
No. 15441  
07 DEC 2022



EXHIBIT E

1640-044  
06/26/22

DESCRIPTION  
ADJUSTED LOT 6  
(A Portion of Current A.P.N. 1021-00-001-011)

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

A parcel of land located within a portion of Section 1, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**BEGINNING** at the northeast corner of Parcel 1 per the Record of Survey and Boundary Line Adjustment for Lura L. Morrison filed for record August 7, 1991 in the office of Recorder, Douglas County, Nevada as Document No. 257229, said point falling on the west right-of-way line of U.S. Highway 395;

Thence leaving said west right-of-way line of U.S. Highway 395, South 63°36'40" West, 300.80 feet;

thence South 26°23'20" East, 727.00 feet;

thence South 63°36'40" West, 1,500.61 feet

thence North 00°39'00" West, 1,623.93 feet to the center of said Section 1;

thence North 73°45'46" East, 1,148.14 feet to a point on said west right-of-way

line of U.S. Highway 395;

thence along the arc of a curve to the left having a radius of 10,075.00 feet, central angle of 03°02'24", arc length of 534.58 feet; and chord bearing and distance of South 22°44'37" East, 534.52 feet to the **POINT OF BEGINNING**,

containing 41.34 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

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

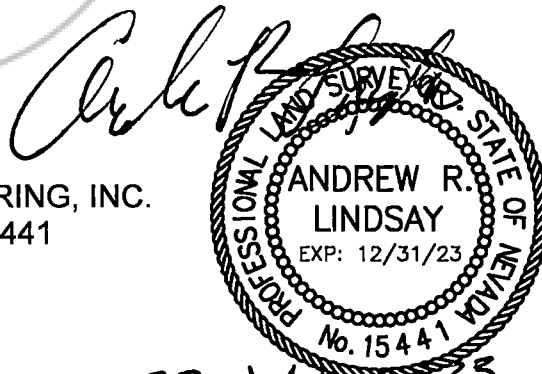


EXHIBIT F

1640-044  
06/26/22  
Page 1 of 2

**DESCRIPTION  
ADJUSTED LOT 7  
(A Portion of Current A.P.N. 1021-00-001-011)**

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

A parcel of land located within a portion of Section 1, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMENCING** at the northeast corner of Parcel 1 per the Record of Survey and Boundary Line Adjustment for Lura L. Morrison filed for record August 7, 1991 in the office of Recorder, Douglas County, Nevada as Document No. 257229, said point falling on the westerly right-of-way line of U.S. Highway 395;

thence leaving said westerly right-of-way line of U.S. Highway 395, South 63°36'40" West, 300.80 feet;

thence South 26°23'20" East, 727.00 feet to the **POINT OF BEGINNING**;

thence North 63°36'40" East, 300.07 feet to a point on said westerly right-of-way line of U.S. Highway 395;

thence along the arc of a curve to the left having a radius of 10,075.00 feet, central angle of 00°34'22", arc length of 100.73 feet; and chord bearing and distance of South 28°41'08" East, 100.73 feet;

thence South 28°58'19" East, 80.70 feet;

thence leaving said westerly right-of-way line of U.S. Highway 395, the following courses:

South 64°06'36" West, 272.94 feet;

South 16°48'15" East, 581.06 feet;

South 00°12'00" West, 968.47 feet;

South 89°27'13" West, 266.22 feet to the east one-sixteenth (1/16) corner

on section line between Sections 1 and 12;

thence South 89°26'01" West, 1,341.84 feet to the north one-fourth (1/4) Section corner of said Section 12;

thence North 00°39'00" West, 1,018.40 feet;

thence North 63°36'40" East, 1,500.61 feet to the **POINT OF BEGINNING**, containing 51.40 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.



Prepared By: R.O. ANDERSON ENGINEERING, INC.  
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P.O. Box 2229  
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07 DEC 2022

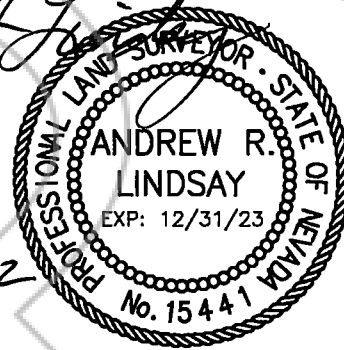


EXHIBIT G

1640-044  
06/26/22  
Page 1 of 2

DESCRIPTION  
ADJUSTED LOT 8  
(A Portion of Current A.P.N. 1021-00-001-011)

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

A parcel of land located within a portion of Sections 1 and 12, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMENCING** at the northeast corner of Parcel 1 per the Record of Survey and Boundary Line Adjustment for Lura L. Morrison filed for record August 7, 1991 in the office of Recorder, Douglas County, Nevada as Document No. 257229, said point falling on the west right-of-way line of U.S. Highway 395;

Thence leaving said west right-of-way line of U.S. Highway 395, South 63°36'40" West, 300.80 feet;

thence South 26°23'20" East, 727.00 feet;

thence North 63°36'40" East, 300.07 feet to a point on said west right-of-way line of U.S. Highway 395;

thence along the arc of a curve to the left having a radius of 10,075.00 feet, central angle of 00°34'22", arc length of 100.73 feet; and chord bearing and distance of South 28°41'08" East, 100.73 feet;

thence South 28°58'19" East, 80.70 feet to the **POINT OF BEGINNING**;

thence South 28°58'19" East, 812.30 feet;

thence leaving said west right-of-way line of U.S. Highway 395, along the arc of an inverted curve to the left, non-tangent to the proceeding course, having a radius of 400 feet, central angle of 67°39'32", arc length of 472.35 feet; and chord bearing and distance of South 20°32'06" West, 445.38 feet;

thence South 13°17'40" East, 898.72 feet;

thence South 80°06'02" West, 534.37 feet;

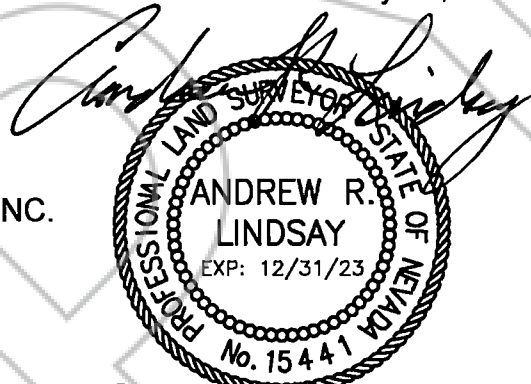
thence North 00°12'00" East, 1,418.80 feet;

thence North 16°48'15" West, 581.06 feet;

thence North 64°06'36" East, 272.94 feet to a point on said west right-of-way line of U.S. Highway 395 and to the **POINT OF BEGINNING**, containing 17.98 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

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



07 DEC 2022

EXHIBIT H

1640-044  
06/26/22

DESCRIPTION  
ADJUSTED LOT 9  
(A Portion of Current A.P.N. 1021-00-001-011)

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

A parcel of land located within portions of Section 1 and 12, Township 10 North, Range 21 East, and Section 7, Township 11 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMENCING** at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S. Highway 395;

thence continuing along said west right-of-way line of U.S. Highway 395 the following course:

North 28°58'19" West, 998.80 feet;

North 61°01'41" West, 25.00 feet;

North 28°58'19" West, 1091.13 feet to the **POINT OF BEGINNING**;

thence leaving said west right-of-way line of U.S. Highway 395, South 61°01'41" West, 802.09 feet;

thence North 13°17'40" West, 1,714.84 feet;

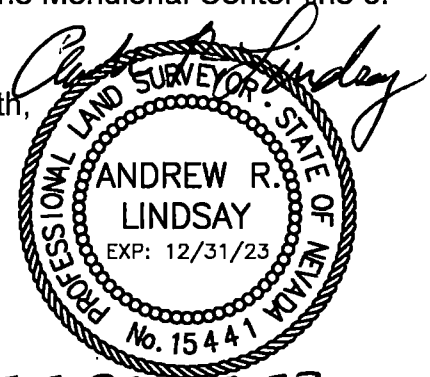
thence along the arc of a curve to the right, having a radius of 400 feet, central angle of 67°39'32", arc length of 472.35 feet; and chord bearing and distance of North 20°32'06" East, 445.38 feet to a point on said west right-of-way line of U.S. Highway 395;

thence along said west right-of-way line of U.S. Highway 395, South 28°58'19" East, 1940.26 feet to the **POINT OF BEGINNING**, containing 23.21 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States

Department of the Interior Bureau of Land Management,  
Dependent Resurvey and Subdivision for Township 10 North,  
Range 21 East, of the Mount Diablo Meridian, Nevada  
Sheet 2 Filed for Record February 15, 2017.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
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07 DEC 2022

EXHIBIT I

1640-044  
06/26/22

**DESCRIPTION  
ADJUSTED LOT 10  
(A Portion of Current A.P.N. 1021-00-001-011)**

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

A parcel of land located within a portion of Section 12, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMENCING** at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S. Highway 395;

Thence leaving said west right-of-way line of U.S. Highway 395, South 88°58'13" West, 203.96 feet;

thence South 88°58'28" West, 1,138.18 feet to the east quarter corner of said Section 12;

thence North 00°11'05" West, 341.90 feet;

thence South 89°46'04" West, 1,069.66 feet;

thence North 00°12'00" East, 243.39 feet to the **POINT OF BEGINNING**;

thence the following courses:

North 00°12'00" East, 1,597.46 feet;

North 80°06'02" East, 534.37 feet;

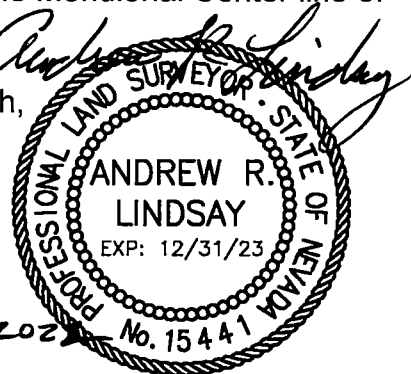
South 13°17'40" East, 1,200.82 feet;

thence along the arc of a curve to the left, having a radius of 500 feet, central angle of 14°11'08", arc length of 123.79 feet; and chord bearing and distance of South 20°23'14" East, 123.48 feet;

thence South 64°33'26" West, 942.55 feet to the **POINT OF BEGINNING**, containing 23.46 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R. Lindsay, P.L.S. 15441  
P.O. Box 2229  
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07 DEC 2022



EXHIBIT J

1640-044

06/26/22

Page 1 of 2

DESCRIPTION  
ADJUSTED LOT 11  
(A Portion of Current A.P.N. 1021-00-001-011)

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

A parcel of land located within a portions of Section 12 and 7, Township 10 North, Range 21 and 22 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMENCING** at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S. Highway 395;

thence along said west right-of-way line of U.S. Highway 395, North  $28^{\circ}58'19''$  West, 723.89 feet to the **POINT OF BEGINNING**;

thence leaving said west right-of-way line of U.S. Highway 395, South  $61^{\circ}14'16''$  West, 44.45 feet

thence along the arc of a curve to the right, having a radius of 500 feet, central angle of  $45^{\circ}03'28''$ , arc length of 393.20 feet; and chord bearing and distance of South  $83^{\circ}46'00''$  West, 383.15 feet;

thence North  $73^{\circ}42'17''$  West, 507.28 feet;

thence along the arc of a curve to the right, having a radius of 500 feet, central angle of  $60^{\circ}24'37''$ , arc length of 527.18 feet; and chord bearing and distance of North  $43^{\circ}29'58''$  West, 503.10 feet;

thence North  $13^{\circ}17'40''$  West, 384.70 feet;

thence North  $61^{\circ}01'41''$  East, 802.09 feet to a point on said west right-of-way line of U.S. Highway 395;

thence along said west right-of-way line of U.S. Highway 395 the following courses:

South  $28^{\circ}58'19''$  East, 1,091.13 feet;

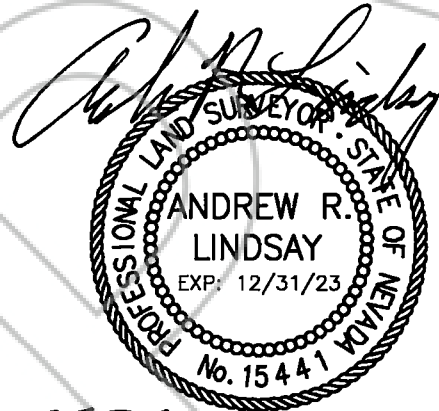
South  $61^{\circ}01'41''$  West, 25.00 feet;

South  $28^{\circ}58'19''$  East, 274.91 feet to the **POINT OF BEGINNING**,  
containing 23.10 acres, more or less.



The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

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



07 DEC 2022

EXHIBIT K

1640-044  
06/26/22

DESCRIPTION  
ADJUSTED LOT 12  
(A Portion of Current A.P.N. 1021-00-001-011)

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

A parcel of land located within a portions of Section 12 and 7, Township 10 North, Range 21 and 22 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**BEGINNING** at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S. Highway 395;

thence leaving said west right-of-way line of U.S. Highway 395, South 88°58'13" West, 203.96 feet;

thence South 88°58'28" West, 1,138.18 feet to the west quarter corner of Section 7 and the east quarter corner of Section 12;

thence leaving said quarter corner, North 00°11'05" West, 341.90 feet

thence South 89°46'04" West, 1069.66 feet;

thence North 00°12'00" East, 243.39 feet;

thence North 64°33'26" East, 942.55 feet;

thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 500 feet, central angle of 46°13'28", arc length of 403.39 feet; and chord bearing and distance of South 50°35'32" East, 392.53 feet;

thence South 73°42'17" East, 507.28 feet;

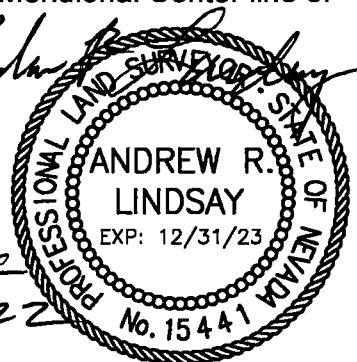
thence along the arc of a curve to the left, having a radius of 500 feet, central angle of 45°03'28", arc length of 393.20 feet; and chord bearing and distance of North 83°46'00" East, 383.15 feet;

thence North 61°14'16" East, 44.45 feet to a point on said west right-of-way line of U.S. Highway 395;

thence along said west right-of-way line of U.S. Highway 395 South 28°58'19" East, 723.89 feet to the **POINT OF BEGINNING**, containing 28.27 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

Prepared By: R.O. ANDERSON ENGINEERING, INC. 07  
Andrew R. Lindsay, P.L.S. 15441 DEC  
P.O. Box 2229, Minden, Nevada 89423 2022



**EXHIBIT L**

1640-044  
06/26/22

**DESCRIPTION  
ADJUSTED LOT 13  
(A Portion of Current A.P.N. 1021-00-001-011)**

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

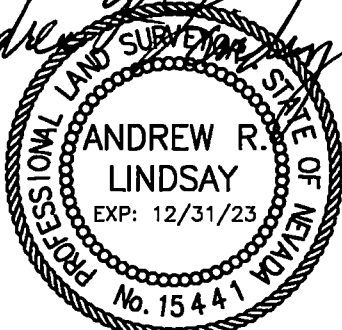
A parcel of land located within a portion of Section 12, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**BEGINNING** at the center of said Section 12 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017;

thence North 00°08'54" East, 368.61 feet;  
thence South 89°51'06" East, 1,606.10 feet;  
thence North 89°46'04" East, 1,069.66 feet;  
thence South 00°11'05" East, 341.90 feet to the quarter corner of Sections 7 and 12;  
thence South 89°25'29" West, 2,677.94 feet to the **POINT OF BEGINNING**, containing 21.70 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017.

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

*Andrew R. Lindsay*  
  
07 DEC 2022

**EXHIBIT M**

1640-044  
06/26/22

**DESCRIPTION  
ADJUSTED LOT 14  
(A Portion of Current A.P.N. 1021-00-001-011)**

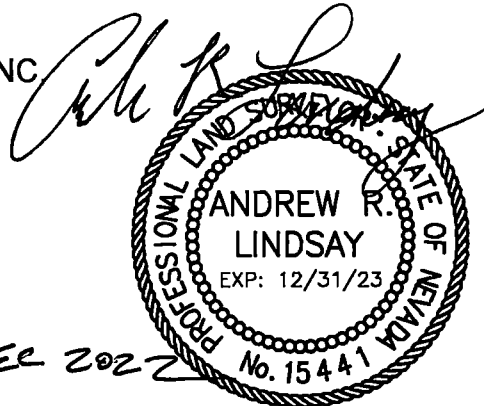
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 12, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMMENCING** at the center of said Section 12 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017;  
thence North 00°08'54" East, 368 feet to the **POINT OF BEGINNING**;  
thence North 00°08'54" East, 951.42 feet to the north one-sixteenth (1/16) corner of said Section 12;  
thence North 89°26'15" East, 1,340.69 feet to the northeast one-sixteenth (1/16) section corner of said Section 12;  
thence North 00°12'31" East, 1319.90 feet to the east one-sixteenth (1/16) section corner on the north line of said Section 12;  
thence along the north line of said Section 12, North 89°27'13" East, 266.22 feet  
thence South 00°12'00" West, 2,291.18 feet  
thence North 89°51'06" West, 1606.10 feet to the **POINT OF BEGINNING**, containing 43.53 acres, more or less.

The basis of bearing of this description is N00°39'00"W – The Meridional Center line of Sections 1 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada, Sheet 2 Filed for Record February 15, 2017.

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



07 DEC 2022

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1021-00-001-011
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: _____
_____

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$0.00 \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #13
- b. Explain Reason for Exemption: \_\_\_\_\_  
Boundary Line Adjustment among contiguous, adjacent and abutting parcels, with the same common owner.

**5. Partial Interest: Percentage being transferred: 100 %**

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 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/CFO

Signature [Signature] Capacity Grantee/CFO

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Benty Family, LLC

Address: 1597 Esmeralda Ave.

City: Minden

State: Nevada Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Benty Family, LLC

Address: 1597 Esmeralda Ave.

City: Minden

State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Incline Law Group, LLP Escrow # \_\_\_\_\_

Address: 264 Village Blvd. Suite 104

City: Incline Village State: Nevada Zip: 89423