



SHAWNYNE GARREN, RECORDER E03

APN:1121-36-000-011

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 1121-36-000-011, as more particularly described in **Exhibit A** attached hereto and incorporated herein and made a part hereof ("Parcel A").

Grantor, as owner of the Parcel as identified in **Exhibit A**, for good and valuable consideration, desires to and does adjust the boundary lines of Parcel A within and without Parcel A as identified in said **Exhibit A** 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 lines and the adjustment and dividing of Parcel A and contiguous and abutting original parcels of Parcel A 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 the original Parcel A and the original parcels and lots within and adjacent to Parcel A, with the resulting Three (3) Adjusted Lots of real property situate in Douglas County, Nevada, so that the original Parcel A 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 1 described and set forth in **Exhibit B**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 2 described and set forth in **Exhibit C**, attached hereto and incorporated herein and made a part hereof;

Adjusted Lot 3 described and set forth in **Exhibit D**, 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 20th 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 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 1121-36-000-011

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

Parcel A 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 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: 1121-36-000-011

EXHIBIT B

1640-044
06/23/22

DESCRIPTION
ADJUSTED LOT 1
(A Portion of Current A.P.N. 1121-36-000-011)

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 36, Township 11 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the southeast corner of Parcel B per the Parcel Map for Josh W. Karnes filed for record June 10, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45208, said point falling on the westerly right-of-way line of U.S. Highway 395;

thence along said west right-of-way line of U.S. Highway 395, South 24°03'19" East, 656.56 feet;

thence leaving said west right-of-way line of U.S. Highway 395, South 89°51'40" West, 590.03 feet to a point on the west boundary of said A.P.N. 1121-36-000-011;

thence along said west boundary of said A.P.N. 1121-36-000-011 North 00°16'28" West, 599.79 feet to a point on the south right-of-way line of Devenpeck Drive;

thence along said south right-of-way line of Devenpeck Drive North 89°47'29" East, 325.28 feet to the **POINT OF BEGINNING**, containing 6.30 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

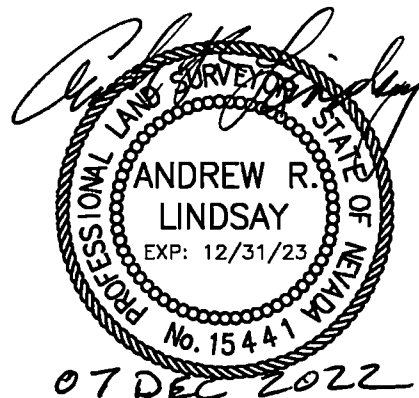


EXHIBIT C

1640-044
06/26/22

DESCRIPTION
ADJUSTED LOT 2
(A Portion of Current A.P.N. 1121-36-000-011)

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 36, Township 11 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the southeast corner of Parcel B per the Parcel Map for Josh W. Karnes filed for record June 10, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45208, said point falling on the west right-of-way line of U.S. Highway 395;

thence along the west right-of-way line of said of U.S. Highway 395, South 24°03'19" East, 656.56 feet to the **POINT OF BEGINNING**;

thence continue along the west right-of-way line of said of U.S. Highway 395, South 24°03'19" East, 19.24 feet;

thence along the arc of a curve to the right, having a radius of 9,925.00 feet, central angle of 02°25'51", arc length of 421.06 feet; and chord bearing and distance of South 22°50'23" East, 421.03 feet;

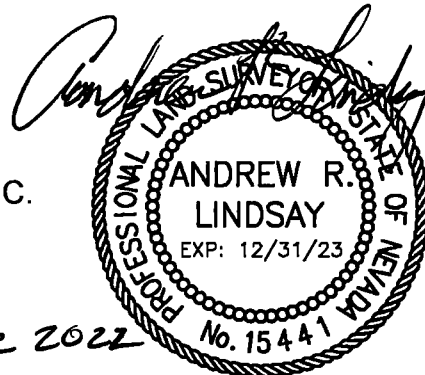
thence leaving said west right-of-way line of U.S. Highway 395, South 89°51'40" West, 759.35 feet to a point on the west boundary of A.P.N. 1121-36-000-011;

thence along said west boundary of A.P.N. 1121-36-000-011 North 00°16'28" West, 406.00 feet;

thence leaving said west boundary of A.P.N. 1121-36-000-011, North 89°51'40" East, 590.03 feet to the **POINT OF BEGINNING**, containing 6.30 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.

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Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



07 DEC 2022

EXHIBIT D

1640-044
06/26/22

DESCRIPTION
ADJUSTED LOT 3
(A Portion of Current A.P.N. 1121-36-000-011)

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 36, Township 11 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the southeast corner of Parcel B per the Parcel Map for Josh W. Karnes filed for record June 10, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45208, said point falling on the west right-of-way line of U.S. Highway 395;

thence along the west right-of-way line of said of U.S. Highway 395, South 24°03'19" East, 675.80

thence along the arc of a curve to the right, having a radius of 9,925.00 feet, central angle of 02°25'51", arc length of 421.06 feet; and chord bearing and distance of South 22°50'23" East, 421.03 feet to the **POINT OF BEGINNING**;

thence continuing along the arc of a curve to the right, having a radius of 9,925.00 feet, central angle of 01°25'09", arc length of 245.85 feet; and chord bearing and distance of South 20°54'53" East, 245.84 feet;

thence continuing along said west right-of-way line of said of U.S. Highway 395, South 20°12'19" East, 111.15 feet;

thence leaving said west right-of-way line of said of U.S. Highway 395 South 89°51'40" West, 883.90 feet to a point on the west boundary of A.P.N. 1121-36-000-011;

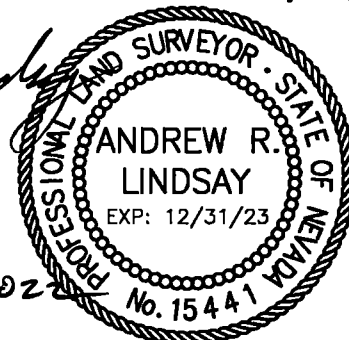
thence along said west boundary of A.P.N. 1121-36-000-011 North 00°16'28" West, 334.26 feet;

thence North 89°51'40" East, 759.35 feet to the **POINT OF BEGINNING**, containing 6.31 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.

Andrew R. Lindsay

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) 1121-36-000-011
- 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'Vind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
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: #3
- 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

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Bently Family, LLC
 Address: 1597 Esmeralda Ave.
 City: Minden
 State: Nevada Zip: 89423

(REQUIRED)
 Print Name: Bently 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