

DOUGLAS COUNTY, NV

2023-994035

RPTT:\$156.00 Rec:\$40.00

\$196.00 Pgs=2

02/17/2023 02:57 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Gary Dykes  
1413 Douglas Ave  
Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:**

Gary Dykes  
1413 Douglas Ave  
Gardnerville, NV 89410

Escrow No. 2300346-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.: 1021-00-002-002, 1021-00-002-005  
R.P.T.T. \$ 156.00

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 Limited Partnership a Nevada Limited Partnership

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Gary Dykes, A Widower

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

**All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:**

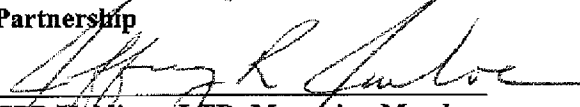
**Lots 1, 2, and 3 of the SE 1/4 of the NE 1/4 of Section 23, and Lot 1 of the SW 1/4 of Section 24, Township 10 North, Range 21 East, M.D.B. &M., lying in the State of Nevada and being designated as tracts 45 and 46, according to the U.S. Department of the Interior, Bureau of Land Management, Filed in Washington, D.C. on August 23, 1956.**

**EXCEPTING THEREFROM** any portion of the following described land lying within the State of California.

**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  
Limited Partnership a Nevada Limited  
Partnership**

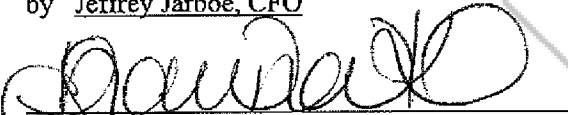
  
**CPB Holdings, LTD, Managing Member  
Jeffrey Jarboe, CFO**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on  
by Jeffrey Jarboe, CFO

FEB 17<sup>th</sup> 2023

  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02300346.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1021-00-002-002  
 b. \_\_\_\_\_  
 c. 1021-00-002-005  
 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: \$ 40,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 40,000.00  
 d. Real Property Transfer Tax Due: \$ 156.00

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 CEO  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Bently Family LLC a Nevada Limited Liability Company F/K/A Bently Family Limited Partnership a Nevada Limited Partnership  
 Address: 1597 Esmeralda Ave  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Gary Dykes  
 Address: 1413 Douglas Ave  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02300346-020-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