

DOUGLAS COUNTY, NV **2023-995160**
RPTT:\$8063.25 Rec:\$40.00
\$8,103.25 Pgs=5 03/31/2023 01:52 PM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
American Wild Horse Preservation Campaign, a
California Nonprofit Corporation
216 F. Street #131
Davis, CA 95616

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2201445-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.: 1222-00-001-061, 1322-00-002-005, 017, 018
1322-00-002-059, 060, 061, 062, 063, 064, 065, 066 and 067

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$8,063.25

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 American Wild Horse Preservation Campaign, a California Nonprofit
Corporation

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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



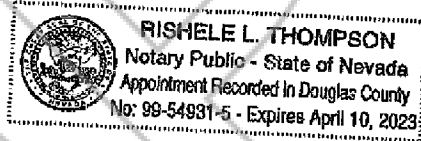
**CPB Holdings, LTD, Managing Member
Jeffrey Jarboe, CFO**

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 3/30/2023
by Jeffrey Jarboe

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02201445.

Escrow No. 2201445-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Township 12 North, Range 22 East, M.D.B.&M.

Section 2: West 1/2 of the Northwest 1/4; Northwest 1/4 of the Southwest 1/4

APN: 1222-00-001-061

PARCEL 2:

Township 13 North, Range 22 East, M.D.B. &M.

Section 20: Southeast 1/4; East 1/2 of the Southwest 1/4; South 1/2 of the Northwest 1/4; East 1/2 of the Northeast 1/4

APN: 1322-00-002-005

PARCEL 3:

Township 13 North, Range 22 East, M.D.B. &M.

Section 21: Southwest 1/4 of the Southwest 1/4

APN: 1322-00-002-017

PARCEL 4:

Township 13 North, Range 22 East, M.D.B. &M.

Section 21: Northwest 1/4 of the Southwest 1/4

APN: 1322-00-002-018

PARCEL 5:

Parcel 1 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-059

PARCEL 6:

Parcel 2 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-060

PARCEL 7:

Parcel 5 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-061

PARCEL 8:

Parcel 4 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-062

PARCEL 9:

Parcel 3 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-063

PARCEL 10:

Parcel 6 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-064

PARCEL 11:

Parcel 7 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-065

PARCEL 12:

Parcel 8 as set forth on the Map of Division into Large Parcels, LDA #99-091, for Ivan J. Farnsworth and Charlotte Farnsworth, according to the map thereof, filed in the office of the County recorder of Douglas County, State of Nevada, on July 17, 2002, in Book 702, Page 5147, as Document No. 547304, Official Records.

APN: 1322-00-002-066

PARCEL 13:

Township 13 North, Range 22 East, M.D.B. &M.

- Section 21: East 1/2 of the Southwest 1/4
- Section 22: West 1/2 of the Southwest 1/4
- Section 27: Northwest 1/4 of the Southwest 1/4; South 1/2 of the Southwest 1/4; South 1/2 of the Southeast 1/4
- Section 28: Northeast 1/4 of the Southeast 1/4; Northwest 1/4 of the Northwest 1/4; Southeast 1/4 of the Northwest 1/4; Northeast 1/4 of the Northwest 1/4; Northeast 1/4
- Section 29: Northeast 1/4 of the Northeast 1/4
- Section 34: East 1/2 of the Northeast 1/4; Northeast 1/4 of the Southeast 1/4
- Section 35: West 1/2 of the Southwest 1/4

APN: 1322-00-002-067

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. **Assessor Parcel Number(s)**
 a) 1222-00-001-061, 1322-00-002-005, 017, 018 _____
 b) 1322-00-002-059, 060, 061, 062, 063, 064, 065 _____
 c) 066, 067 _____
 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. **Total Value/Sales Price of Property:** \$2,067,100.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
)
 Transfer Tax Value \$2,067,100.00
 Real Property Transfer Tax Due: \$8,063.25

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

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 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)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Bently Family LLC, a Nevada limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership</u>	Print Name: <u>American Wild Horse Preservation Campaign, a California Nonprofit Corporation</u>
Address: <u>1597 Esmeralda Ave</u> <u>Minden, NV 89423</u> City, State, Zip	Address: <u>216 F Street #131</u> <u>Davis, CA 95616</u> City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 2201445-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410