

DOUGLAS COUNTY, NV **2023-995176**
RPTT:\$3755.70 Rec:\$40.00
\$3,795.70 Pgs=4 **03/31/2023 03:06 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. 2203284-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)

**THIS DOCUMENT IS BEING RECORDED
AS AN ACCOMMODATION ONLY. NO
LIABILITY IS ASSUMED HEREBY.**

APN No.: **1222-00-001-024, 026, 041, 045**
1321-00-001-024, 1321-00-002-013, 1322-00-001-034

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$3,755.70

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, a Nevada limited liability company


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. 02203284.



Escrow No. 2203284-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 9: Northeast 1/4 of the Southeast 1/4

Section 10: West 1/2 of the Southwest 1/4

APN: 1222-00-001-024

PARCEL 2:

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

Section 9: Southeast 1/4 of the Southwest 1/4; Southwest 1/4 of the Southeast 1/4

Section 16: Northwest 1/4 of the Northeast 1/4

APN: 1222-00-001-026

PARCEL 3:

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

Section 18: North 1/2 of the Northeast 1/4

APN: 1222-00-001-041

PARCEL 4:

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

Section 17: South 1/2 of the Northwest 1/4

APN: 1222-00-001-045

PARCEL 5:

Township 13 North, Range 21 East, M.D.B. & M.

Section 13: South 1/2 of the Southeast 1/4

APN: 1321-00-001-024

PARCEL 6:

Township 13 North, Range 21 East, M.D.B. & M.

Section 24: Southwest 1/4 of the Southeast 1/4

APN: 1321-00-002-013

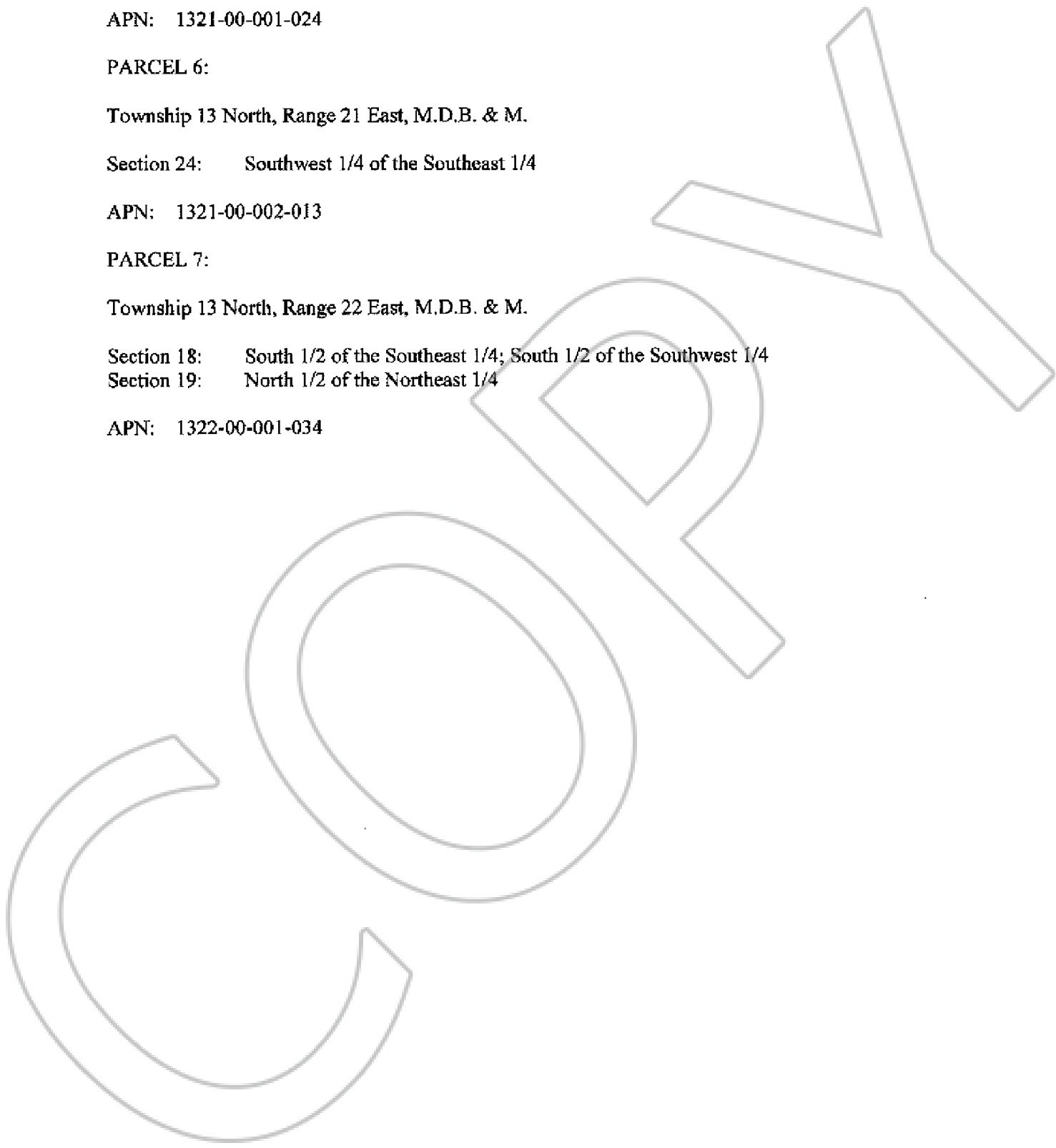
PARCEL 7:

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

Section 18: South 1/2 of the Southeast 1/4; South 1/2 of the Southwest 1/4

Section 19: North 1/2 of the Northeast 1/4

APN: 1322-00-001-034



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 1222-00-001-024, 026, 041, 045
1321-00-001-024, 1321-00-002-013, 1322-00-001-034

b) _____
 c) _____
 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:

Deed in Lieu of Foreclosure Only (value of property) \$963,000.00
)
 Transfer Tax Value \$
 Real Property Transfer Tax Due: \$963,000.00
\$3,755.70

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 _____ Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Bently Family, LLC, a Nevada limited liability company F/K/A Bently Family Limited Partnership, a Nevada limited partnership

Print Name: American Wild Horse Preservation Campaign, a California Nonprofit Corporation

Address: 1597 Esmeralda Avenue
Minden, NV 89423

Address: 216 f. Street #131
Davis, CA 95616

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

Escrow #: 2203284-RLT

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED