

DOUGLAS COUNTY, NV

2023-996301

RPTT:\$390.00 Rec:\$40.00

\$430.00 Pgs=2

05/09/2023 02:26 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Ernie Michael Russell
Christina Walters
3075 Capitol Hill Drive
Placerville, CA 95667

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Escrow No. 2300493-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.: 1321-00-001-012

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 390.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bently Family LLC a Nevada limited liability company
F/K/A Bently Family Limited Partnership

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Christina Walters and Ernie Michael Russell, wife and Husband,
as Joint tenants with right of survivorship

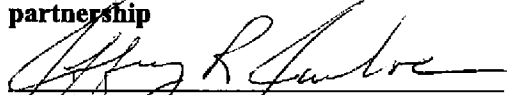
all that real property situated in the County of Douglas, State of Nevada, described as follows:

**Lot 4 of the Southwest 1/4. (Southwest 1/4 of the Southwest 1/4) of Section 7, Township 13 North,
Range 21 East, M.D.B. & M.**

**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**

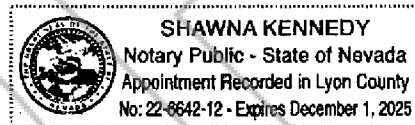
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , May 2 2023
by Jeffrey Jarboe


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02300493.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1321-00-001-012
 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. a. Total Value/Sales Price of Property: \$ 100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 100,000.00
 d. Real Property Transfer Tax Due: \$ 390.00

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 *Suz Deenee* Capacity Agent
 Signature _____ Capacity _____

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

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Ernie Michael Russell and Christina Walters
 Address: 3075 Capitol Hill Drive
 City: Placerville
 State: CA Zip: 95667

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02300493-020-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