



SHAWNYNE GARREN, RECORDER E03

APNs. :1320-19-000-014;
1320-19-000-017;
1320-20-000-020

Mail tax statements to:
BENTLY FAMILY, LLC
1597 Esmeralda Ave.
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 15th day of June, 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:

Grantor is the owner of certain real property located in Douglas County, Nevada, identified as APN 1320-19-000-014 as more particularly described in **Exhibit A** attached hereto and incorporated herein (hereinafter "Parcel A").

Grantor is the owner of adjacent real property located in Douglas County, Nevada, identified as APN 1320-20-000-020, and as more particularly described in **Exhibit B** attached hereto and incorporated herein (hereinafter "Parcel B").

Grantor is also the owner of adjacent real property located in Douglas County, Nevada, identified as APN 1320-19-000-017, as more particularly described in **Exhibit C** attached hereto and incorporated herein (hereinafter "Parcel C").

Exhibits A, B and C contain the legal description of each parcel which will be adjusted by this Deed.

Grantor desires to adjust the common boundary lines between the three (3) aforementioned, adjacent and contiguous, parcels by adjusting, removing, and adding portions of property, pursuant to that certain survey as referenced below.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of creating a lot line adjustment between contiguous parcels owned by Grantor and Grantee, 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 Parcels A, B and C, and in the resulting adjusted parcels of property situate in Douglas County, Nevada, more particularly described as set forth in **Exhibit D**, which contains the legal description of the resulting adjusted parcel following adjustment by this Deed (Adjusted Parcel 1, a portion of APN 1320-19-000-017) attached hereto and incorporated herein by this reference, , and as more particularly described as set forth in **Exhibit E**, which contains the legal description of the second resulting adjusted parcel following adjustment by this Deed (Adjusted Parcel 2, a portion of APN 1320-19-000-014 and APN 1320-20-000-020), attached hereto and incorporated herein by this reference, and as more. particularly described as set forth in

Exhibit F, which contains the legal description of the additional adjusted parcel following adjustment by this Deed (Adjusted Parcel 3, a portion of APN 1320-19-000-014, APN 1320-19-000-017 and APN 1320-20-000-020), attached hereto and incorporated herein by this reference.

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, f/k/a Bently Family Limited Partnership, recorded concurrently herewith as Document No. 2023-998054.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed (Boundary Line Adjustment) this 15th day of June, 2023.

GRANTOR:

BENTLY FAMILY, LLC,
a Nevada limited liability company, Grantor

By: 

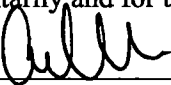
Name: Jeff Jarboe

Its: Chief Financial Officer

[Acknowledgment on Next Page]

STATE OF NEVADA)
 :SS.
COUNTY OF DOUGLAS)

On the 15th day of June, 2023, before me personally appeared Jeff Jarboe, as Chief Financial Officer of Bently Family, LLC, 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

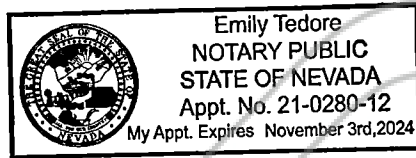


EXHIBIT A

LEGAL DESCRIPTION APN 1320-19-000-014

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

Parcel 18 as shown on that certain Record of Survey for Carson Valley Land Company, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 1, 1986 in Book 1086 at Page 148 as Document No. 142012, Official Records.

EXCEPTING THEREFROM all that portion lying South of the Northerly line of Muller Parkway.

APN: 1320-19-000-014

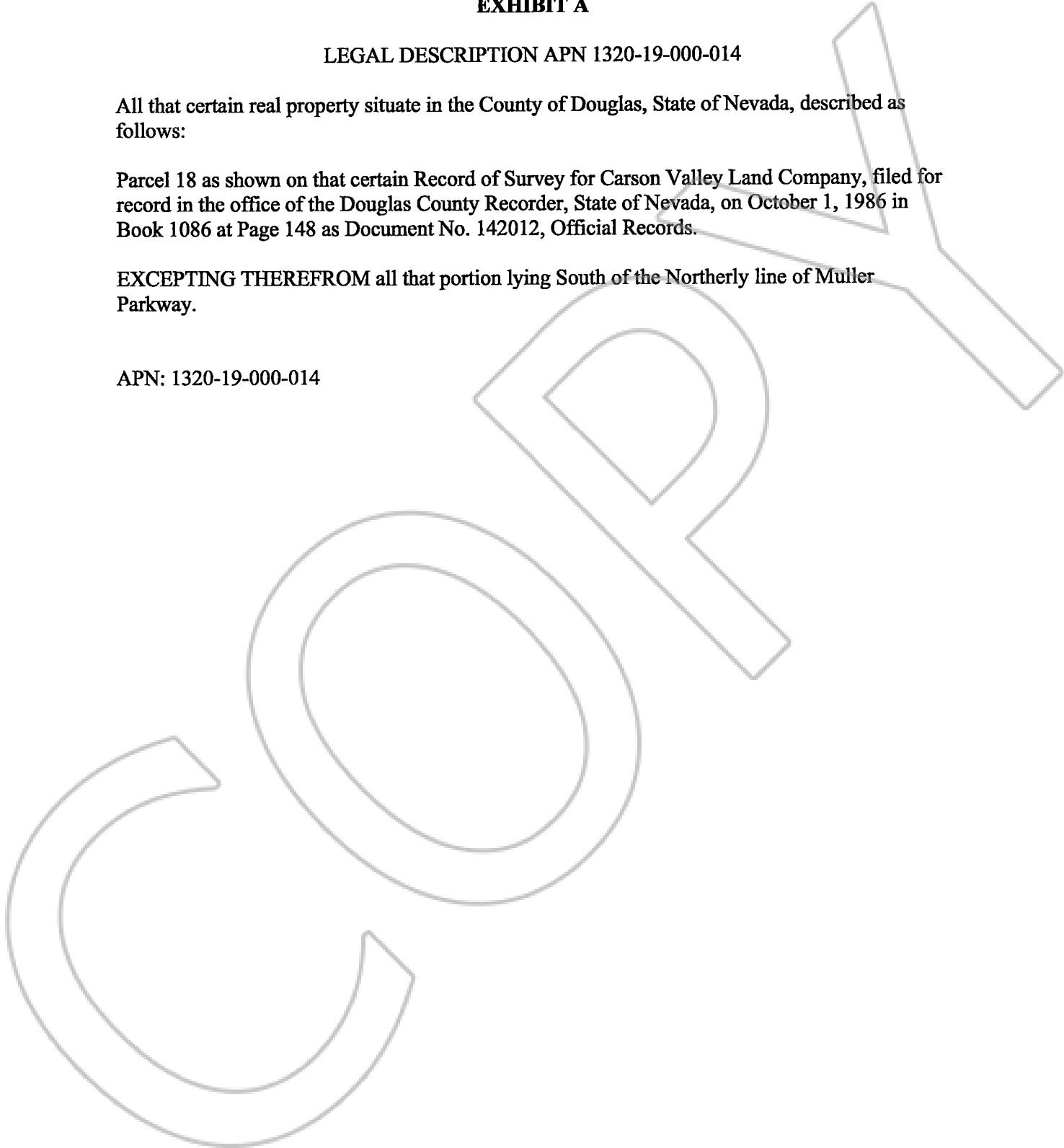


EXHIBIT B

LEGAL DESCRIPTION APN 1320-20-000-020

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

A portion of Section 20, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Beginning at a 5/8" rebar tagged PLS 6497 marking the Southeast corner of Parcel 20 as shown on Record of Survey #1 to Support a Lot Line Adjustment for Dangberg Holdings Nevada, LLC, Document No. 532717, said point also being a point on the South line of the Southeast 1/4 of said Section 20; thence North 89°13'19" West, along said South line of Section 20, 15.06 feet to the 1/4 corner common to Sections 20 and 29, being marked by a 5/8" rebar tagged RLS 3579; thence continuing along the said line, North 89°31'55" West, 284.93 feet; thence North 00°49'23" East, 213.00 feet; thence North 89°31'55" West, 220.00 feet; thence South 00°49'23" West, 213.00 feet to a point on said South line; thence North 89°31'55" West, along said South line, 2091.39 to a point being the Northwest corner of Winhaven Subdivision; thence continuing along said South line, North 89°30'35" West, 47.65 feet to the Southwest corner of Parcel 19 as shown on Document No. 142012, said point also being the approximate location of the Southwest corner of said Section 20 as shown on Document No.'s 136664, 142012 and 421412; thence North 00°39'45" East, along the West line of said Parcel 19, 2,255.03 feet; thence North 05°47'08" East, continuing along said West line, 419.86 feet to the Northwest corner thereof being a point in Stockyard Road; thence South 89°24'10" East, along Stockyard Road, 1324.37 feet to the Northeast corner of said Parcel 19; thence South 01°14'01" West, along the East line of said Parcel 19, 422.84 feet to the Northwest corner of Parcel 20 as shown on Document No.'s 532717 and 142012; thence South 89°38'25" East, along the North line of said Parcel 20, 1307.68 feet to the Northeast corner thereof; thence South 00°49'23" West, along the East line of said Parcel 20, 2,249.90 feet to a point on the South line said Section 20 and the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 13, 2012 as Document No. 797261 of Official Records.

APN: 1320-20-000-020

EXHIBIT C

LEGAL DESCRIPTION APN 1320-19-000-017

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

Parcel 17 as shown on that certain Record of Survey for Carson Valley Land Company, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 1, 1986 in Book 1086 at Page 148 as Document No. 142012, Official Records.

EXCEPTING THEREFROM all that portion lying South of the Northerly line of Muller Parkway.

FURTHER EXCEPTING THEREFROM all that portion lying West of the Easterly line of U.S. Highway 395.

FURTHER EXCEPTING THEREFROM all that portion lying within U.S. Highway 395.

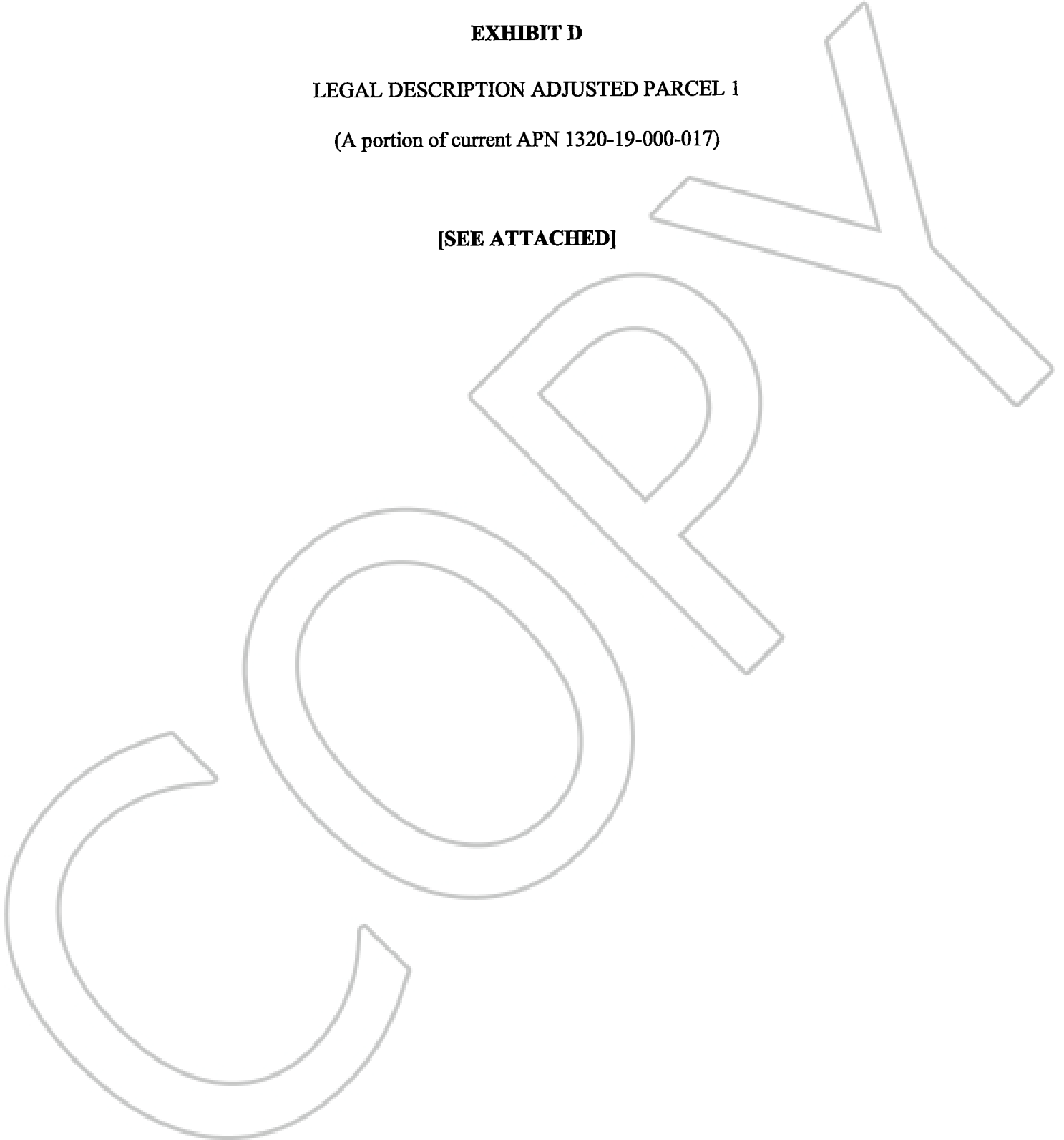
APN: 1320-19-000-017

EXHIBIT D

LEGAL DESCRIPTION ADJUSTED PARCEL 1

(A portion of current APN 1320-19-000-017)

[SEE ATTACHED]



**DESCRIPTION
ADJUSTED PARCEL 1**

(A Portion of Current A.P.N. 1320-19-000-017)

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 19, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of Parcel 17 per the Survey for Carson Valley Land Company filed for record October 1, 1986 in the office of Recorder, Douglas County, Nevada as Document No. 142012;

thence South 00°35' 35" East, 1,969.01 feet;

thence South 89°47'31" West, 808.77 feet to the beginning of a non-tangential curve,

thence along said curve to the left through a central angle of 30°44'18", arc length of 305.80 feet, having a radius of 570.00 feet, and whose long chord bears North 74°19'35" West, 302.14 feet and having a radial bearing IN of South 31°02' 34" West;

thence North 89°41'44" West, 16.13 feet to the beginning of a curve,

thence along said curve to the right through a central angle of 88°32'34", arc length 92.72 feet, having a radius of 60.00 feet, and whose long chord bears North 45°25'27" West, 83.77 feet to a point on the east side of U.S. Highway 395;

thence along said east side of U.S. Highway the following three courses;

1) thence North 01°09'10" West, 563.78 feet;

2) thence North 04°37'17" West, 1,000.56 feet;

3) thence North 00°20'21" West, 268.17 feet;

thence leaving said east side of U.S. Highway 395, North 89°53'56" East, 1,248.64 feet to the **POINT OF BEGINNING**, containing 54.00 acres, more or less.

The basis of bearing of this description is identical to the Record of Survey for Carson Valley Land Company filed for record October 1, 1986 in the office of Recorder, Douglas County, Nevada as Document No. 142012.

Prepared By: R.O. ANDERSON ENGINEERING, INC.

Andrew R. Lindsay, P.L.S. 15441

P.O. Box 2229

Minden, Nevada 89423

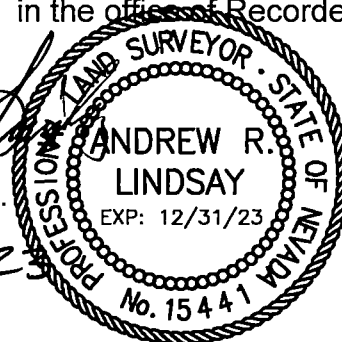
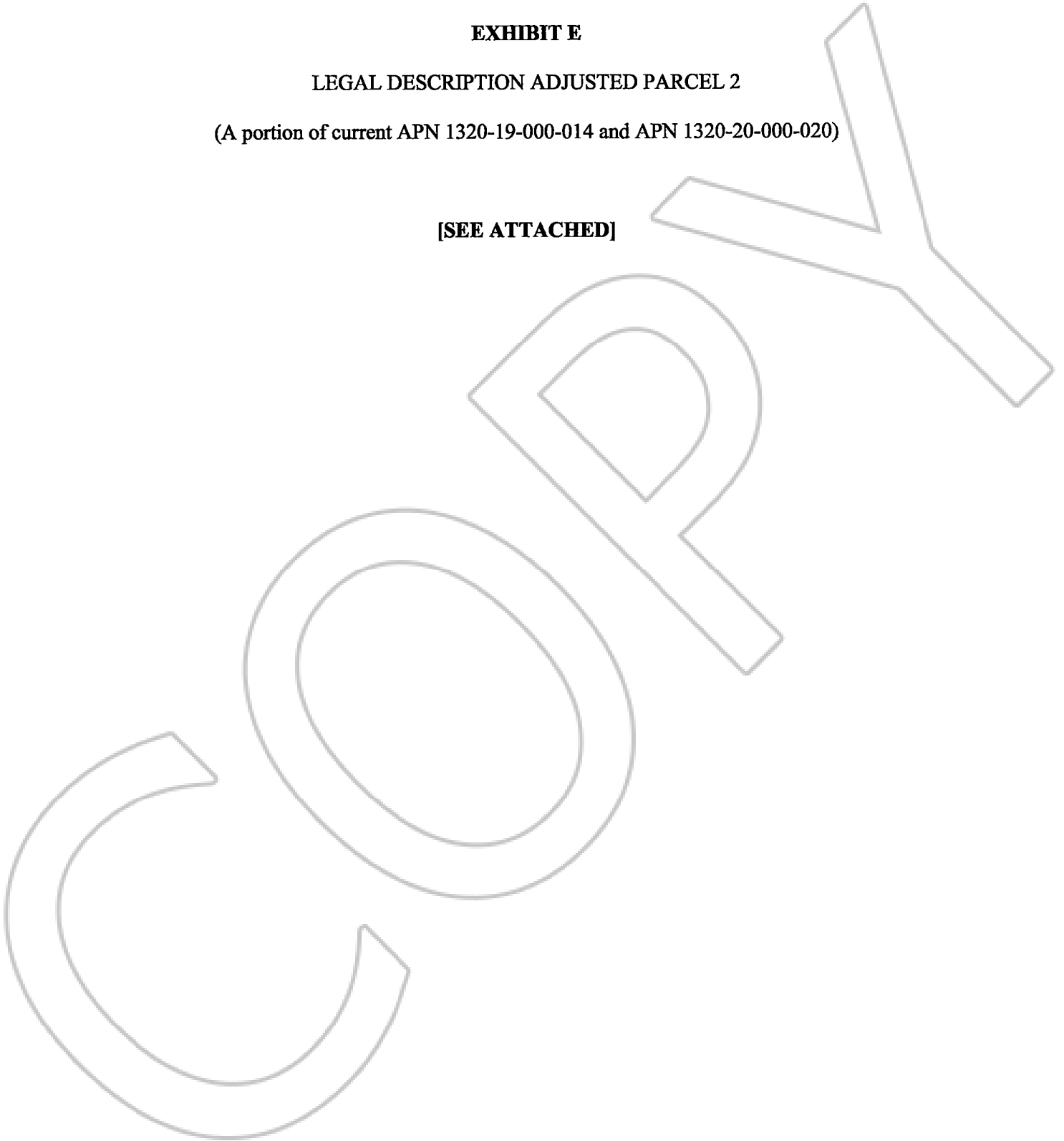


EXHIBIT E

LEGAL DESCRIPTION ADJUSTED PARCEL 2

(A portion of current APN 1320-19-000-014 and APN 1320-20-000-020)

[SEE ATTACHED]



1640-062
01/26/2023

**DESCRIPTION
ADJUSTED PARCEL 2
(A Portion of Current A.P.N. 1320-19-000-014 & 1320-20-000-020)**

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 19 and 20, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of Parcel 20 per the Record of Survey to support a lot line adjustment for Bently Family Limited Partnership filed for record February 13, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 797259, said point falling on the west side of Heybourne Road;

thence along said west side of Heybourne Road, South 00°07'28" West, 1,544.25 feet;

thence leaving said west side of Heybourne Road, South 89°47'31" West, 3,914.26 feet;

thence North 00°35'35" West, 1,969.01 feet;

thence North 89°53'56" East, 2,634.27 feet;

thence South 00°32' 07" West, 422.84 feet;

thence North 89°39'41" East, 1,307.68 feet to a point on said west side of Heybourne Road and the **POINT OF BEGINNING**, containing 164.56 acres, more or less.

The basis of bearing of this description is identical to the Record of Survey for Carson Valley Land Company filed for record October 1, 1986 in the office of Recorder, Douglas County, Nevada as Document No. 142012.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423

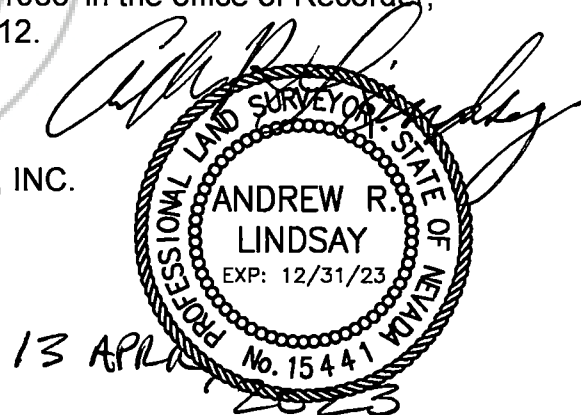
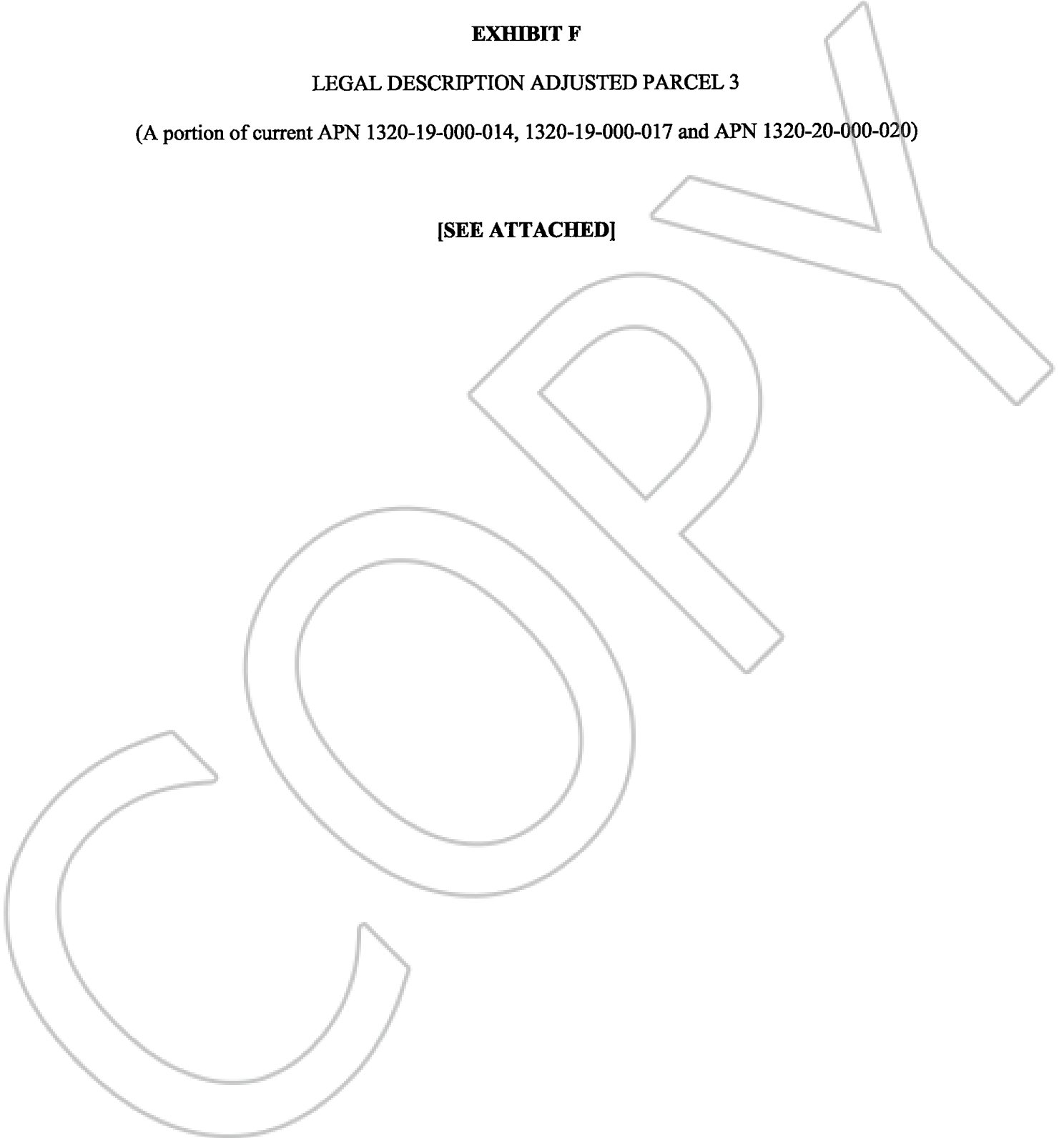


EXHIBIT F

LEGAL DESCRIPTION ADJUSTED PARCEL 3

(A portion of current APN 1320-19-000-014, 1320-19-000-017 and APN 1320-20-000-020)

[SEE ATTACHED]



**DESCRIPTION
ADJUSTED PARCEL 3**

(A Portion of Current A.P.N. 1320-19-000-014, 1320-19-000-017, & 1320-20-000-020)

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 19 and 20, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the southeast corner of Parcel 20 per the Record of Survey to support a lot line adjustment for Bently Family Limited Partnership filed for record February 13, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 797259, said point falling on the west side of Heybourne Road;

thence leaving said west side of Heybourne Road, North $89^{\circ}55'13''$ West, 15.06 feet;

thence South $89^{\circ}46'11''$ West, 284.93 feet;

thence North $00^{\circ}07'29''$ East, 213.00 feet,

thence South $89^{\circ}46'11''$ West, 220.00 feet,

thence South $00^{\circ}07'29''$ West, 213.00 feet;

thence South $89^{\circ}46'11''$ West, 2,091.39 feet;

thence South $89^{\circ}47'31''$ West, 47.65 feet;

thence North $00^{\circ}02'09''$ West, 316.53;

thence North $89^{\circ}47'31''$ East, 46.16 feet;

thence North $00^{\circ}12'29''$ West, 80.00 feet;

thence South $89^{\circ}47'31''$ West, 1,610.07 feet to the beginning of a curve;

thence along the arc of said curve to the right through a central angle of $45^{\circ}30'45''$, arc length 317.74 feet, having a radius of 400.00 feet, and whose long chord bears North $67^{\circ}27'07''$ West, 309.45 feet;

thence North $44^{\circ}41'44''$ West, 143.64 feet to the beginning of a curve,

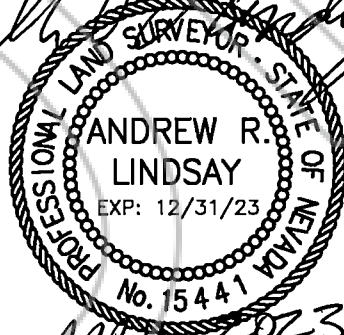

thence along the arc of said curve to the left through a central angle of $14^{\circ}15'42''$, arc length 141.88 feet, having a radius of 570.00 feet, and whose long chord bears North $51^{\circ}49'35''$ West, 141.52 feet;

thence North $89^{\circ}47'31''$ East, 4,723.03 feet to a point on said west side of Heybourne Road;

thence along said west side of Heybourne Road, South $00^{\circ}07'28''$ West, 705.65 feet to the **POINT OF BEGINNING**, containing 55.30 acres, more or less.

The basis of bearing of this description is identical to the Record of Survey for Carson Valley Land Company filed for record October 1, 1986 in the office of Recorder, Douglas County, Nevada as Document No. 142012.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
ANDREW R. LINDSAY
EXP: 12/31/23
No. 15441

13 APR 2023

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1320-19-000-014
 - b) 1320-19-000-017
 - c) 1320-20-000-020
 - 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) (_____
 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 between and among 3 adjacent and contiguous parcels all with the same common owner.

5. Partial Interest: Percentage being transferred: 100.00 %

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 378.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jeffrey R. Jarboe Capacity Grantor / CFO

Signature Jeffrey R. Jarboe Capacity Grantee / CFO

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bently Family, LLC
 Address: 1597 Esmeralda Ave.
 City: Minden
 State: NV Zip: 89423

Print Name: Bently Family, LLC
 Address: 1597 Esmeralda Ave.
 City: Minden
 State: NV 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: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF Nevada
 COUNTY OF Douglas

Sworn to (or affirmed) and subscribed before me
 this 15th day of June, 2023, by Jeffrey R. Jarboe

Emily Tedore
 Notary Public's Signature Notary Name
 My Commission Expires on 11/3/2024

