

DOUGLAS COUNTY, NV

**2023-999562**

RPTT:\$776.10 Rec:\$40.00

\$816.10 Pgs=3

**08/16/2023 12:16 PM**

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Richard P. Mayhugh  
6911 Rail Ave  
Inyo Kern, CA 93527

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2302281-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.: 1021-01-000-004

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 776.10

**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 Richard P. Mayhugh an unmarried man

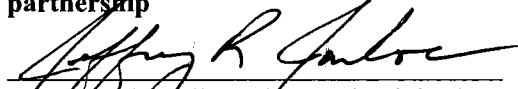
all that real property situated in the County of Douglas, State of Nevada, described as follows:

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**

  
\_\_\_\_\_  
CPE Holdings, LTD, Managing Member  
Jeffrey Jarboe, CFO

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,  
by Jeffrey Jarboe

8/3/2023

\_\_\_\_\_  
NOTARY PUBLIC



RISHELE L. THOMPSON  
Notary Public - State of Nevada  
Appointment recorded in Douglas County  
99-54931-5 - Expires: April 10, 2027

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02302281.

Escrow No. 2302281-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 7 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Bently Family, LLC, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 9, 2023, as File No. 2023-993784, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Section 1, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the northeast corner of Parcel 1 per the Record of Survey and Boundary Line Adjustment for Lura L. Morrison filed for record August 7, 1991 in the office of Recorder, Douglas County, Nevada as Document No. 257229, said point falling on the westerly right-of-way line of U.S. Highway 395;

thence leaving said westerly right-of-way line of U.S. Highway 395, South 63°36'40" West, 300.80 feet;

thence South 26°23'20" East, 727.00 feet to the POINT OF BEGINNING;

thence North 63°36'40" East, 300.07 feet to a point on said westerly right-of-way line of U.S. Highway 395;

thence along the arc of a curve to the left having a radius of 10,075.00 feet, central angle of 00°34'22", arc length of 100.73 feet; and chord bearing and distance of South 28°41'08" East, 100.73 feet;

thence South 28°58'19" East, 80.70 feet;

thence leaving said westerly right-of-way line of U.S. Highway 395, the following courses:

South 64°06'36" West, 272.94 feet;

South 16°48'15" East, 581.06 feet;

South 00°12'00" West, 968.47 feet;

South 89°27'13" West, 266.22 feet to the east one-sixteenth (1/16) corner

On section line between Sections 1 and 12;

thence South 89°26'01" West, 1,341.84 feet to the north one-fourth (1/4) Section Corner of said Section 12;

thence North 00°39'00" West, 1,018.40 feet;

thence North 63°36'40" East, 1,500.61 feet to the POINT OF BEGINNING.

APN: 1021-01-000-004

Note: Document No. 2023-993782 is provided pursuant to the requirements of Section 6.NRS 111.312

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1021-01-000-004  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 199,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 199,000.00  
 d. Real Property Transfer Tax Due: \$ 776.10

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

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Richard P. Mayhugh  
 Address: 6911 Rail Ave  
 City: Inyo Kern  
 State: CA Zip: 93527

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302281-020-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