

DOUGLAS COUNTY, NV **2024-1004775**
RPTT:\$2242.50 Rec:\$40.00
\$2,282.50 Pgs=6 **02/15/2024 11:11 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Suní Rae Miller
Harold John Peacock III
819 Whitney Way
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2303780-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.: 1021-01-000-005,1021-12-000-003,02
1022-07-001-003,1022-07-001-004

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$2,242.50

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 Suní Rae Miller an unmarried woman and Harold John Peacock III, an unmarried man as joint tenants

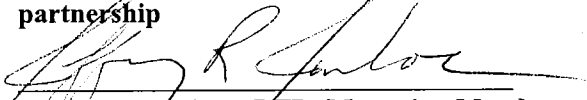
all that real property situated in the County of Douglas, State of Nevada, described as follows:

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



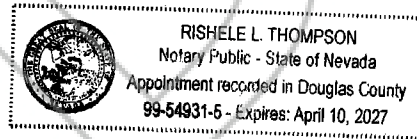
**By: CPB Holdings, LTD, Managing Member
Jeffrey Jarboe, CFO**

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 2/14/2024
by Jeffrey Jarboe

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303780.

Escrow No. 2303780-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 8 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 Sections 1 and 12, 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 west right-of-way line of U.S. Highway 395;

Thence leaving said west right-of-way line of U.S. Highway 395, South $63^{\circ}36'40''$ West, 300.80 feet;

thence South $26^{\circ}23'20''$ East, 727.00 feet;

thence North $63^{\circ}36'40''$ East, 300.07 feet to a point on said west 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 $00^{\circ}34'22''$, arc length of 100.73 feet; and chord bearing and distance of South $28^{\circ}41'08''$ East, 100.73 feet;

thence South $28^{\circ}58'19''$ East, 80.70 feet to the POINT OF BEGINNING;

thence South $28^{\circ}58'19''$ East, 812.30 feet;

thence leaving said west right-of-way line of U.S. Highway 395, along the arc of an inverted curve to the left, non-tangent to the proceeding course, having a radius of 400 feet, central angle of $67^{\circ}39'32''$, arc length of 472.35 feet; and chord bearing and distance of South $20^{\circ}32'06''$ West, 445.38 feet;

thence South $13^{\circ}17'40''$ East, 898.72 feet;

thence South $80^{\circ}06'02''$ West, 534.37 feet;

thence North $00^{\circ}12'00''$ East, 1,418.80 feet;

thence North $16^{\circ}48'15''$ West, 581.06 feet;

thence North $64^{\circ}06'36''$ East, 272.94 feet to a point on said west right-of-way line of U.S. Highway 395 and to the POINT OF BEGINNING.

APN: 1021-01-000-005

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

PARCEL 2:

Lot 9 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 Sections 1 and 12, Township 10 North, Range 21 East, and Section 7, Township 11 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S. Highway 395;
thence continuing along said west right-of-way line of U.S. Highway 395 the following course:
North 28°58'19" West, 998.80 feet;
North 61°01'41" West, 25.00 feet;
North 28°58'19" West, 1091.13 feet to the POINT OF BEGINNING;
Thence leaving said west right-of-way line of U.S. Highway 395, South 61°01'41" West, 802.09 feet;
thence North 13°17'40" West, 1,714.84 feet;
thence along the arc of a curve to the right, having a radius of 400 feet, central angle of 67°39'32", arc length of 472.35 feet; and chord bearing and distance of North 20°32'06" East, 445.38 feet to a point on said west right-of-way line of U.S. Highway 395;
thence along said west right-of-way line of U.S. Highway 395, South 28°58'19" East, 1940.26 feet to the POINT OF BEGINNING.

APN: 1021-12-000-003

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

PARCEL 3:

Lot 10 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 12, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S. Highway 395;
Thence leaving said west right-of-way line of U.S. Highway 395, South 88°58'13" West, 203.96 feet;

thence South 88°58'28" West, 1,138.18 feet to the east quarter corner of said Section 12;
thence North 00°11'05" West, 341.90 feet;
thence South 89°46'04" West, 1,069.66 feet;
thence North 00°12'00" East, 243.39 feet to the POINT OF BEGINNING;
thence the following courses:
thence North 00°12'00" East, 1,597.46 feet;
North 80°06'02" East, 534.37 feet;
South 13°17'40" East, 1,200.82 feet;
thence along the arc of a curve to the left, having a radius of 500.00 feet, central
angle of 14°11'08", arc length of 123.79 feet; and chord bearing and distance of South
20°23'14" East, 123.48 feet;
Thence South 64°33'26" West, 942.55 feet to the POINT OF BEGINNING.

APN: 1021-12-000-002

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

PARCEL 4:

Lot 11 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 Sections 12 and 7, Township 10 North, Range 21 and
22 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC
Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County,
Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S.
Highway 395;

thence along said west right-of-way line of U.S. Highway 395, North 28°58'19"
West, 723.89 feet to the POINT OF BEGINNING;

thence leaving said west right-of-way line of U.S. Highway 395, South 61°14'16"
West, 44.45 feet;

thence along the arc of a curve to the right, having a radius of 500 feet, central
angle of 45°03'28", arc length of 393.20 feet; and chord bearing and distance of South
83°46'00" West, 383.15 feet;

thence North 73°42'17" West, 507.28 feet;

thence along the arc of a curve to the right, having a radius of 500 feet, central
angle of 60°24'37", arc length of 527.18 feet; and chord bearing and distance of North
43°29'58" West, 503.10 feet;

thence North 13°17'40" West, 384.70 feet;

thence North 61°01'41" East, 802.09 feet to a point on said west right-of-way line
of U.S. Highway 395;

thence along said west right-of-way line of U.S. Highway 395 the following courses:

South 28°58'19" East, 1,091.13 feet;

South 61°01'41" West, 25.00 feet;

South 28°58'19" East, 274.91 feet to the POINT OF BEGINNING.

APN: 1022-07-001-003

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

Parcel 5:

Lot 12 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 Sections 12 and 7, Township 10 North, Range 21 and 22 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of Parcel V1-A per the Parcel Map # 2 for ABC Investments Co. filed for record April 6, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 303884, said point falling on the west right-of-way line of U.S. Highway 395;
thence leaving said west right-of-way line of U.S. Highway 395, South 88°58'13" West, 203.96 feet;
thence South 88°58'28" West, 1,138.18 feet to the west quarter corner of Section 7 and the east quarter corner of Section 12;
thence leaving said quarter corner, North 00°11'05" West, 341.90 feet;
thence South 89°46'04" West, 1069.66 feet;
thence North 00°12'00" East, 243.39 feet;
thence North 64°33'26" East, 942.55 feet;
thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 500 feet, central angle of 46°13'28", arc length of 403.39 feet; and chord bearing and distance of South 50°35'32" East, 392.53 feet;
thence South 73°42'17" East, 507.28 feet;
thence along the arc of a curve to the left, having a radius of 500 feet, central angle of 45°03'28", arc length of 393.20 feet; and chord bearing and distance of North 83°46'00" East, 383.15 feet;
thence North 61°14'16" West, 44.45 feet to a point on said west right-of-way line of U.S. Highway 395;
thence along said west right-of-way line of U.S. Highway 395 South 28°58'19" East, 723.89 feet to the POINT OF BEGINNING.

APN: 1022-07-001-004

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. 1021-01-000-005,1021-12-000-003,02
 b. 1022-07-001-003,1022-07-001-004
 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: \$ 575,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 575,000.00
 d. Real Property Transfer Tax Due: \$ 2,242.50

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 *[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: Suni Rae Miller and Harold John Peacock III
 Address: 819 Whitney Ave
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303780-020-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