

DOUGLAS COUNTY, NV  
RPTT:\$1755.00 Rec:\$40.00  
\$1,795.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**2024-1005449**

**03/11/2024 01:10 PM**

WHEN RECORDED MAIL TO:  
Winona J. Leal  
256 Sharon Avenue  
Rodeo CA 94572

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2400180-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.: 1121-09-000-001  
R.P.T.T. \$1,755.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

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

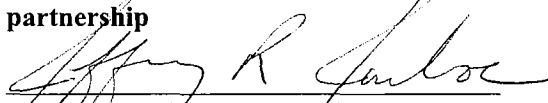
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Winona J. Leal, Trustee of the Alan J. Leal and Winona J. Leal Revocable Trust dated December 13, 1999, as amended and revised

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 LTD 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 ,  
by Jeffrey Jarboe

3/7/2024

\_\_\_\_\_  
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. 02400180.

Escrow No. 2400180-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

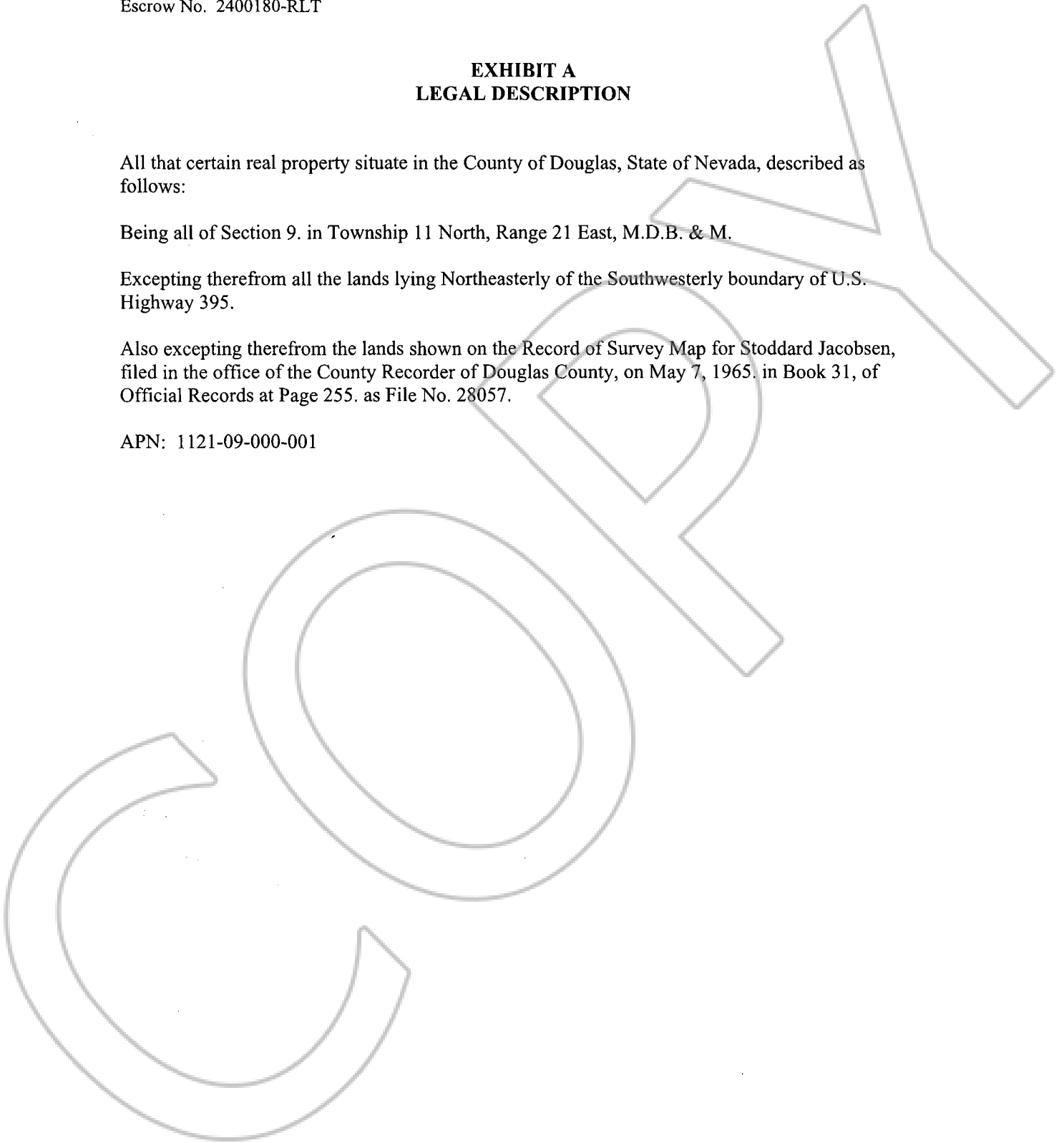
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Being all of Section 9. in Township 11 North, Range 21 East, M.D.B. & M.

Excepting therefrom all the lands lying Northeasterly of the Southwesterly boundary of U.S. Highway 395.

Also excepting therefrom the lands shown on the Record of Survey Map for Stoddard Jacobsen, filed in the office of the County Recorder of Douglas County, on May 7, 1965. in Book 31, of Official Records at Page 255. as File No. 28057.

APN: 1121-09-000-001



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1121-09-000-001  
 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:                      \$ 450,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 450,000.00  
 d. Real Property Transfer Tax Due:                                      \$ 1,755.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 LTD Partnership, a Nevada limited partnership  
 Address: 1597 Esmeralda Avenue  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Winona J. Leal, Trustee of the Alan J. Leal and Winona J. Leal Revocable Trust dated December 13, 1999, as amended and revised  
 Address: 256 Sharon Avenue  
 City: Rodeo  
 State: CA Zip: 94572

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02400180-020-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