

APN/Parcel ID(s): 1021-12-000-004

Order No.: TTR2401207-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Pacific Premier Trust Custodian FBO Kip
Steele IRA
998 Edna Dr
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$487.50

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Bently Family LLC a Nevada limited liability company F/K/A Bently Family Limited
Partnership, a Nevada limited partnership,**

do(es) hereby GRANT, BARGAIN AND SELL to

Pacific Premier Trust Custodian FBO Kip Steele IRA

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

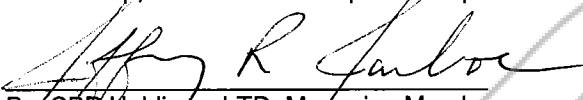
Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)
set forth below.

Dated: 6/6/2024

Bently Family LLC a Nevada limited liability company F/K/A Bently Family Limited
Partnership, a Nevada limited partnership

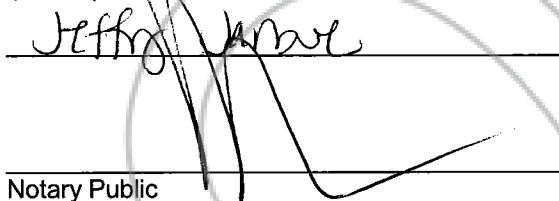


By: CBF Holdings, LTD, Managing Member
Jeffrey Jarboe, CFO

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 6 day of June,
2024 by



Notary Public

[SEAL]



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1021-12-000-004

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

Lot 13 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, Township 10 North, Range 21 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the center of said Section 12 as shown on the United States Department of the Interior Bureau of Land Management, Dependent Resurvey and Subdivision for Township 10 North, Range 21 East, of the Mount Diablo Meridian, Nevada Sheet 2 Filed for Record February 15, 2017;
thence North 00°08'54" East, 368.61 feet; thence South 89°51'06" East, 1,606.10 feet;
thence North 89°46'04" East, 1,069.66 feet; thence South 00°11'05" East, 341.90 feet to the quarter corner of Sections 7 and 12; thence South 89°25'29" West, 2,677.94 feet to the POINT OF BEGINNING.

APN: 1021-12-000-004

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1021-12-000-004
 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
 Other _____

| | |
|--|-------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property \$ 125,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 125,000.00
 d. Real Property Transfer Tax Due \$ 487.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 b. Explain Reason for Exemption: _____

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

Signature *[Signature]* Capacity: ~~Grantor~~ Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) 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

Print Name: Pacific Premier Trust Custodian FBO Kip Steele IRA
 Address: 998 Edna Dr
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2401207
 State: NV Zip: 89410