



SHAWNYNE GARREN, RECORDER E01

APN's: 1320-11-001-034

Mail tax statements to:
NEVADA HERITAGE L.L.C.
1597 Esmeralda Ave.
Minden, NV 89423

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, BARGAIN AND SALE DEED

THIS INDENTURE WTNESSETH: That BENTLY FAMILY, LLC, a Nevada, limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership (hereinafter referred to as "Grantor") for valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to NEVADA HERITAGE L.L.C., a Nevada limited liability company (hereinafter referred to as "Grantee"), all of Grantor's right title and interest in that real property situated in the County of Douglas, State of Nevada, commonly identified as Douglas County, Nevada Assessor Parcel Number 1320-11-001-034, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the tenements, hereditament and appurtenances thereunto belonging or in any way appertaining.

IN WITNESS WHEREOF, Grantor has executed this Grant Bargain and Sale Deed this 7th day of August, 2024.

GRANTOR:

BENTLY FAMILY, LLC,
a Nevada limited liability company,
f/k/a Bently Family Limited Partnership,
a Nevada limited partnership

By: 
Name: Jeff Jarboe
Its: Chief Financial Officer

STATE OF NEVADA)
 :ss.
COUNTY OF DOUGLAS)

On the 7 day of August, 2024, 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

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

A portion of Parcel 40, as shown on that certain Division of Land Map recorded in the office of the Douglas County Recorder, on November 29, 1978, in Book 1178, Page 1599, as Document No. 27700, Official Records, Douglas County, State of Nevada, EXCEPTING THEREFROM all that portion of said land lying East of the West line of East Valley Road Right-of-way as described in that certain Amended Deed for Public Right of Way, to Douglas County, a political subdivision of the State of Nevada, recorded in the office of the Douglas County Recorder, on December 4, 2007, in Book 1207, Page 467, as Document No. 714241, Official Records, Douglas County, State of Nevada.

TOGETHER WITH a non-exclusive road easement over and across the Parcel of land as set forth on the Land Division Map, Document No. 19092, being a portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B.&M. filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 2, 1978, as Document No. 27700.

Assessor's Parcel Numbers 1320-11-001-034

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-11-001-034
 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: <u>Verified Operating Agreement</u> <u>+ Model-10</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1 ~~ET~~
 b. Explain Reason for Exemption: A transfer between a business entity and an affiliated entity with identical common ownership. No consideration.

5. Partial Interest: Percentage being transferred: 100.0%

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

Signature [Signature] Capacity Grantee

**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: Nevada Heritage LLC
 Address: 1597 Esmeralda Ave
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____

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