

APN: 1221-04-002-006

Escrow No.: TTR2402355-RT

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

Del Oro Foundation a Nevada Nonprofit  
Corporation  
2691 Sunset Ridge  
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

R.P.T.T \$2,925.00

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, the receipt of which is hereby acknowledged,  
do(es) hereby Grant, Bargain, Sell and Convey to

**Del Oro Foundation a Nevada Nonprofit Corporation**

all that 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. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

**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: August 23 2024

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

Jeffrey Jarboe  
CPB Holdings, LTD, Managing Member  
Jeffrey Jarboe, CFO

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 23 day of August,  
2024, by

Jeffrey Jarboe

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): 1221-04-002-006**

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

Lot 5 as shown on the official plat of Map of Division into Large Parcels, according to the map thereof filed in the office of the County Recorder of Douglas County, State of Nevada on November 21, 1995, in Book 1195, Page 3526 as File No.375343, Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1221-04-002-006  
 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 \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property      \$ 750,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 750,000.00  
 d. Real Property Transfer Tax Due      \$ 2,925.00

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)**  
 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: Del Oro Foundation a Nevada Nonprofit Corporation  
 Address: 2691 Sunset Ridge  
 City: Gardnerville  
 State: NV      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow # TTR2402355  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville      State: NV      Zip: 89410