

APN: 1221-04-001-004

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): 1221-04-001-004

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

Lot 4 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. 1221-04-001-004
 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 \$ 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
 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