

DOUGLAS COUNTY, NV
RPTT:\$526.50 Rec:\$40.00
\$566.50 Pgs=3
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

2024-1011862

09/05/2024 02:01 PM

APN/Parcel ID(s): 1021-12-000-001

Order No.: TTR2401879-RT

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

Luke Reeves
3011 Pine Valley Road
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$526.50

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

Luke Reeves, A Single Man

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: August 23, 2024

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

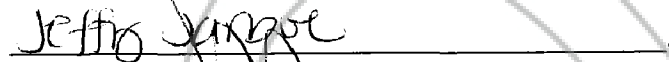


CPB Holdings, LTD, Managing Member
Jeffrey Jarboe, CFO

State of NEVADA

County of DOUGLAS

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



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): 1021-12-000-001

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

Lot 14 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:

COMMENCING 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 feet to the POINT OF BEGINNING;
thence 00°08'54" East, 951.42 feet to the north one-sixteenth (1/16) corner of said Section 12;
thence North 89°26'15" East, 1,340.69 feet to the northeast one-sixteenth (1/16) section corner of said Section 12;
thence North 00°12'31" East, 1319.90 feet to the east one-sixteenth (1/16) section corner on the north line of said Section 12;
thence along the north line of said Section 12, North 89°27'13" East, 266.22 Feet; thence South 00°12'00" West, 2,291.18 feet;
thence North 89°51'06" West, 1606.10 feet to the POINT OF BEGINNING.

APN: 1021-12-000-001

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. 1021-12-000-001
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 135,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 135,000.00
 d. Real Property Transfer Tax Due \$ 526.50

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 *Liz Deere* 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 Ave
 City: Minden
 State: NV Zip: 89423

Print Name: Luke Reeves
 Address: 3011 Pine Valley Road
 City: Gardnerville
 State: NV Zip: 89410

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 # TTR2401879
 State: NV Zip: 89410