

FILED AT THE REQUEST OF:  
WHEN RECORDED RETURN TO:  
ANDERSON BUSINESS ADVISORS, PLLC  
732 BROADWAY, SUITE 201  
TACOMA, WASHINGTON 98402

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0211 PG- 0078 RPTT: # 9



MAIL ALL TAX STATEMENTS TO:  
BONZO, LLC  
169 IRWIN DRIVE  
STATELINE, NEVADA 89449

This space reserved for Recorder's use

A.P.N.: 1318-24-402-001

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH, That the grantor, **KATHARINA SCHARRUHN, A MARRIED WOMAN**, in consideration of ten and 00/100 dollars, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to the Grantee, **BONZO, LLC**, a Nevada limited liability company, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

**UNIT A, AS SET FORTH ON THE PARCEL MAP FOR EDGAR SCHARRUHN BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., FILED FOR RECORD JANUARY 29, 1982, BOOK 182, PAGE 1796, DOCUMENT NO. 64459, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**TOGETHER WITH AN UNDIVIDED 2/3RDS INTEREST IN AND TO THE PORTION DESIGNATED AS COMMON AREA, AS SET FORTH ON SAID PARCEL MAP FILED FOR RECORD JANUARY 29, 1982, BOOK 182, PAGE 1796, DOCUMENT NO. 64459, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER AND ACROSS LOT A, COMMON AREA OF KINGSBURY PINES AS SAID SUBDIVISION WAS RECORDED MAY 2, 1979, IN BOOK 579, PAGE 135, DOCUMENT NO. 32082, AND INCIDENTAL RIGHTS THERETO AS SET FORTH IN DOCUMENT RECORDED NOVEMBER 3, 1983, BOOK 1183, PAGE 356, DOCUMENT NO. 90398, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**SUBJECT TO:**

1. Taxes for the current fiscal year.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Dated this 28<sup>th</sup> day of DECEMBER, 2010

Katharina Scharruhn  
KATHARINA SCHARRUHN

State of CALIFORNIA )  
County of EL DORADO )ss.

On the 28 day of DECEMBER, 2010, before me, BARRY J. BULLIS, NOTARY, personally appeared, Katharina Scharruhn, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary

My Commission Expires: 4-16-12

