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KAREN ELLISON, RECORDER

E01

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

MAIL ALL TAX STATEMENTS TO:  
CANBERRA, LLC  
3225 MCLEOD DRIVE, SUITE 777  
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

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

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH, That the grantor, **BONZO, LLC**, a Nevada limited liability company, in consideration of ten and 00/100 dollars, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to the Grantee, **CANBERRA, 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 23 day of December, 2016

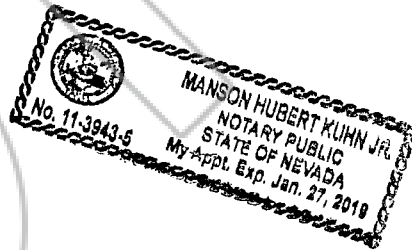
Katharina Scharruhn  
KATHARINA SCHARRUHN, MANAGER  
OF HABICHT, LLC, ON BEHALF OF  
BONZO, LLC, AS ITS MANAGER

State of NEVADA )  
County of DOUGLAS )ss.  
 )

On the 23<sup>RD</sup> day of DEC, 2016, before me, MANSON HUBERT KUHN, JR, notary public, personally appeared, Katharina Scharruhn, Manager of Habicht, LLC, on behalf of Bonzo, LLC, as its Manager, 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.

Manson Hubert Kuhn Jr  
Signature of Notary  
My Commission Expires: JAN 27, 2019



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-24-402-001  
 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'/Ind'l  
 g.  Agricultural  
 h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Operating Agreements OK *BC*

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

**4.If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 1  
 b.Ex plain Reason for Exemption: a mere change in identity from a business entity to an affiliated business entity,  
 where the affiliated business entity has identical common ownership.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Katharina Scharruhn Capacity Grantor / Seller  
 Signature Katharina Scharruhn Capacity President

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Katharina Scharruhn, Manager of Habicht, LLC, on behalf of Bonzo, LLC, as its Manager  
 Address: 3225 McLeod Drive, Suite 100  
 City: Las Vegas  
 State: Nevada Zip: 89121

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Katharina Scharruhn, Manager of Habicht, LLC, on behalf of Canberra, LLC, as its Manager  
 Address: 3225 McLeod Drive, Suite 100  
 City: Las Vegas  
 State: Nevada Zip: 89121

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Anderson Business Advisors, PLLC Escrow #: \_\_\_\_\_  
 Address: 732 Broadway, Suite 201  
 City: Tacoma State: WA Zip: 98402