

A.P.N.: 1318-22-002-006  
File No: 131665573699 (LK)  
R.P.T.T.: \$ 0.00

When Recorded Mail To: Mail Tax Statements To:  
149 Kahle Drive, LP

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Barbarus Investments One, LLC., a Nevada limited liability company, as to all of its undivided 40% interest, Edward Goldberg, a married man as his sole and separate property, as to all of his undivided 40% interest and Jean-Pierre Izsak, a single man, as to all of his 10% interest and Philippe Gilbert Izsak, a single man, as to all of his 10% interest as as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

149 Kahle Drive, LP., a Nevada limited partnership

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

**THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 3, AS SHOWN ON THE MAP OF OLIVER PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 02, 1959;**

**THENCE NORTH 18°23'35" EAST ALONG THE WESTERLY LINE OF MICHELLE DRIVE A DISTANCE OF 111.645 FEET;**

**THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 575.0 FEET THROUGH A CENTRAL ANGLE OF 10°25'14" FOR AN ARC DISTANCE OF 104.58 FEET;**

**THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF MICHELLE DRIVE NORTH 28°48'49" EAST A DISTANCE OF 70.69 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE NORTH 61°11'11" WEST A DISTANCE OF 257.37 FEET;**

**THENCE SOUTH 61°11'11" EAST ALONG THE SOUTHWESTERLY LINE OF SAID KAHLE DRIVE EXTENDED A DISTANCE OF 257.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE, AS SHOWN ON SAID MAP OF OLIVER PARK;**

**THENCE SOUTH 28°48'49" WEST ALONG THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE A DISTANCE OF 186.53 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 1, 2015, AS INSTRUMENT NO. 2015-861334.**

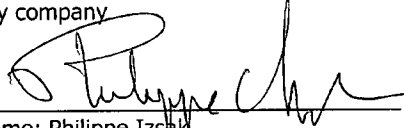
Subject to


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.

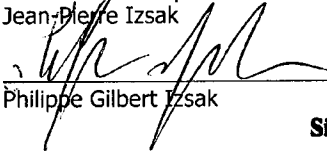
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/07/2017

Barbarus Investments One, LLC., a Nevada limited liability company

✓ By:   
Name: Philippe Izsak  
Title: Manager

✓   
Jean-Pierre Izsak

✓   
Philippe Gilbert Izsak

**Signed In Counterpart**

Edward Goldberg

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS

COUNTY OF Los Angeles )

On December 9, 2017 before me, Diana M. Gonzalez, Notary Public, personally appeared Philippe Izsak, Jean-Pierre Izsak and Philippe Gilbert Izsak

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*This area for official notarial seal.*

  
Notary Signature



Barbarus Investments One, LLC., a Nevada limited liability company

**Signed In Counterpart**

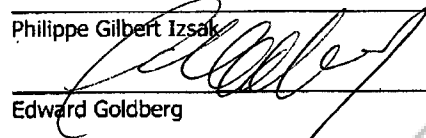
By: \_\_\_\_\_  
Name: Philippe Izsak  
Title: Manager

**Signed In Counterpart**

\_\_\_\_\_  
Jean-Pierre Izsak

**Signed In Counterpart**

\_\_\_\_\_  
Philippe Gilbert Izsak

✓   
\_\_\_\_\_  
Edward Goldberg

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF New York )SS

COUNTY OF Clinton )

On 12/7/17 before me, Jared Scott Silverman, Notary Public, personally appeared ~~Philippe Izsak, Jean Pierre Izsak and Philippe Gilbert Izsak~~ Edward Goldberg

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*This area for official notarial seal.*

  
\_\_\_\_\_  
Notary Signature

JARED SCOTT SILVERMAN  
Notary Public - State of New York  
NO. 01S16334092  
Qualified in Clinton County  
My Commission Expires Dec 7, 2019

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-002-006
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Operating Agmt OK - JS

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 01 09
- b. Explain reason for exemption: transfer between affiliated business entities with 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: *Philippe Tzsaik*  
 Signature: \_\_\_\_\_

Capacity: Manager  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Philippe Tzsaik  
 Address: Barbarus Investments LLC  
 City: 3220 Montecito Drive  
Las Vegas, NV 89120  
 State: NV Zip: 89120

Print Name: 149 Kahle Drive, LP  
 Address: 3220 Montecito Drive  
 City: Las Vegas, NV 89120  
 State: C Zip: 89120

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Company File Number: 131665573699 LK/ LK  
 Address 1610 Arden Way, Suite 101  
 City: Sacramento State: CA Zip: 95815

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)