

APN:1319-30-635-004

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #50212

Mail Tax Statement To:  
TAHOE VILLAGE CONDOS  
PO BOX 5397  
STATELINE, NV 89449

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$18.00  
\$19.95 Pgs=5  
RESORT CLOSINGS, INC.  
KAREN ELLISON, RECORDER

2014-853511

12/01/2014 08:35 AM

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from MICHAEL FRANGADAKIS, and ELIZABETH R FRANGADAKIS, TRUSTEES OF THE MICHAEL & ELIZABETH FRANGADAKIS FAMILY 2003 LIVING TRUST DATED JULY 11, 2003, WITH FULL AUTHORITY AND POWER TO BUY, SELL, TRADE, EXCHANGE, MORTGAGE OR OTHERWISE DEAL WITH THE ASSETS OF THE TRUST AS MAY BE NECESSARY IN THE BEST INTEREST OF THE TRUST("Grantor(s)") to RYAN BEACHUM, A SINGLE MAN, whose address is, 2465 CAMPUS DRIVE IRVINE, CA 92612 ("Grantee(s)"):

WITNESS, that the Grantor(s), for and in consideration of FIVE HUNDRED 00/100 (\$500.00) the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

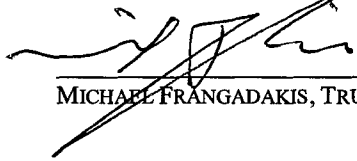
TO HAVE AND TO HOLD the same in fee simple forever.

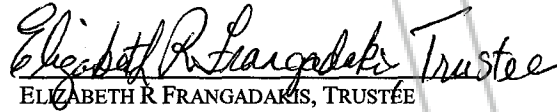
AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 11-13-14

GRANTOR(S): THE MICHAEL & ELIZABETH FRANGADAKIS FAMILY 2003 LIVING TRUST DATED JULY 11, 2003

 Trustee  
MICHAEL FRANGADAKIS, TRUSTEE

 Trustee  
ELIZABETH R. FRANGADAKIS, TRUSTEE

Signed, Sealed and Delivered in the Presence Of:

**PLEASE SEE ATTACHED  
CALIFORNIA NOTARY FORM**

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, MICHAEL FRANGADAKIS and ELIZABETH R. FRANGADAKIS, TRUSTEES OF THE MICHAEL & ELIZABETH FRANGADAKIS FAMILY 2003 LIVING TRUST DATED JULY 11, 2003, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

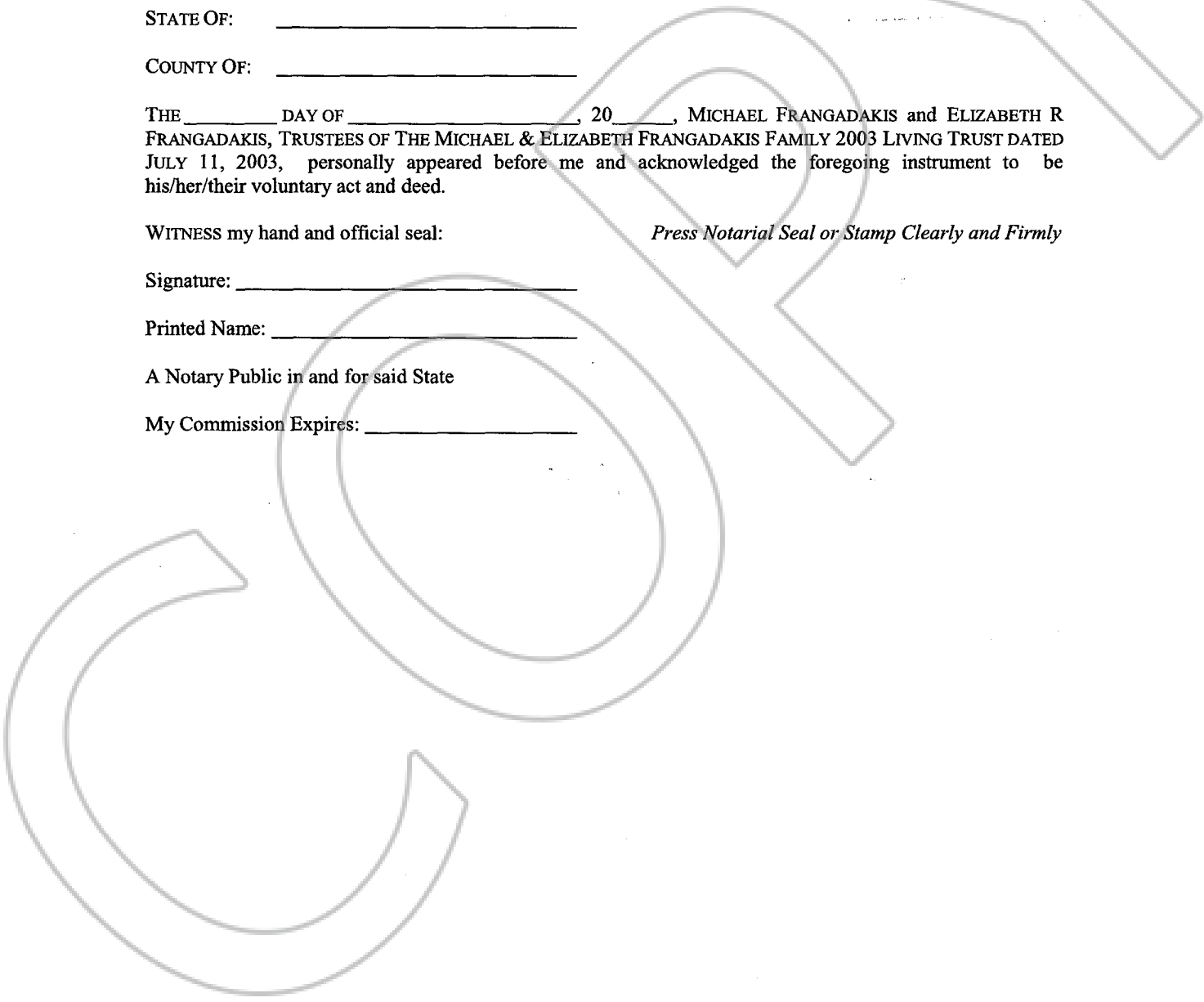
*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

A Notary Public in and for said State

My Commission Expires: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of SANTA CLARA

On 11-13-14 before me, Michelle Antonowicz, Notary Public  
Date Here Insert Name and Title of the Officer

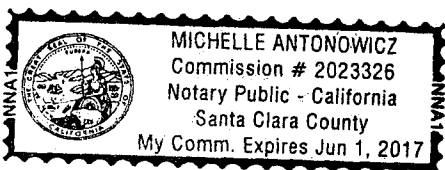
personally appeared Michael Frangadakis & Elizabeth R. Frangadakis  
Name(s) of Signer(s)

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.

Signature Michelle Antonowicz  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

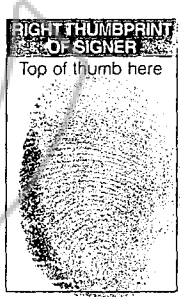
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: GRANT DEED  
Document Date: 11-13-14 Number of Pages: 2  
Signer(s) Other Than Named Above: N/A

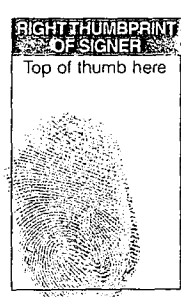
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Michael Frangadakis  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: Elizabeth Frangadakis  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

EXHIBIT "A"  
TIME SHARING INTEREST  
360 QUAKING ASPEN LANE APT D  
TAHOE VILLAGE, DOUGLAS COUNTY, NEVADA  
APN: 1319-30-635-004

PARCEL A: An undivided 1/50<sup>th</sup> interest as a tenant in common in and to the condominium hereafter described in two parcels:

Parcel 1 Unit D of Lot 67 as shown on the Map entitled "Tahoe Village Condominium 67", being all of Lot 67, located in "Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 262, as File No. 76345.

Parcel 2 TOGETHER WITH an undivided 1/4<sup>th</sup> interest in and to the common area of Lot 67 as shown on the Map entitle "Tahoe Village Condominium 67", being all of Lot 67, located in "Tahoe Village Subdivision Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 262, as File No. 76345.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [ including all other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions from Time Sharing Ownership Within Tahoe Village Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37103 in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, Site of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee (s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee (s).

PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" with the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing

- (i) Two Bedrooms ( )
- (ii) Two Bedrooms with a Loft (xx)

During the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within.

USE GROUP IIA hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s), Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing Interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interest during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest, Grantor shall have the right to convey the remaining undivided interests and reserved use and occupancy rights as Time Sharing Interests.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193 in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; Instrument No. 69063 recorded September 28, 1973, in Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses, easements, rights, rights of way and other matters of record on the date hereof.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-635-004  
 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 Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 500.00  
 d. Real Property Transfer Tax Due      \$ 1.95

- 4. If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 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 *Jingqi Lang* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael and Elizabeth Frangadakis  
 Address: 17565 Blanchard  
 City: Monte Sereno  
 State: CA      Zip: 95030

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ryan Beachum  
 Address: 2465 Campus Drive  
 City: Irvine  
 State: CA      Zip: 92612

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Resort Closings, Inc      Escrow #: 50212  
 Address: 3701 Trakker Trail, Sutie 2J  
 City: Bozeman      State: MT      Zip: 59718

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**