

APN: 1318-22-002-108

The Grantors declare:
Documentary Transfer Tax is \$0

When Recorded, Mail To:
(Tax Statements Same)

Tahoe Beach Club, LLC
P.O. Box 12520
Zephyr Cove, NV 89448

Above Space Reserved for Recorder's Use

GRANT, BARGAIN AND SALE DEED

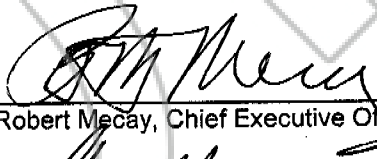
THIS INDENTURE WITNESSETH: That for valuable consideration, receipt of which is hereby acknowledged, **BEACH CLUB DEVELOPMENT, LLC**, a Nevada limited liability company ("Grantor"), does hereby GRANT, BARGAIN, SELL AND CONVEY to **TAHOE BEACH CLUB, LLC**, a Nevada limited liability company ("Grantee") all that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

See Attached **EXHIBIT A**

BEACH CLUB DEVELOPMENT, LLC,

a Nevada limited liability company

Dated: 12-15-16

By: 
Robert Mecay, Chief Executive Officer

Dated: 12-15-16

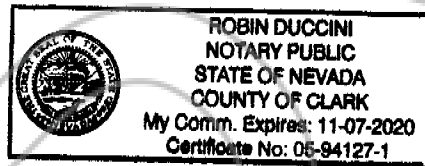
By: 
Charles Bergin, Chief Financial Officer

State of NV }
County of Clark } SS.

On Dec 15, 2016, before me, Robin Duccini, a Notary Public, personally appeared ROBERT MECAY, 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 he executed the same in his authorized capacity, and that by his 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.

Robin Duccini
Notary's Signature (Seal)



State of NV }
County of Clark } SS.

On Dec 15, 2016, before me, Robin Duccini, a Notary Public, personally appeared CHARLES BERGIN, 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 he executed the same in his authorized capacity, and that by his 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.

Robin Duccini
Notary's Signature (Seal)

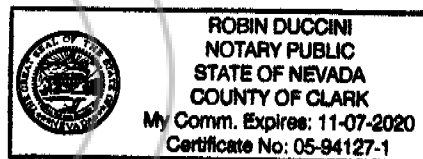


EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL NO. 1:

BEGINNING AT A POINT ON THE MEANDER LINE OF LAKE TAHOE, WHICH POINT IS THE SOUTHWEST CORNER OF LOT 2, OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M.,

THENCE ALONG A LINE HEREAFTER REFERRED TO AS COURSE 1, NORTH 89°59'24" EAST 509.52 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER-WEST ONE-SIXTEENTH CORNER (WEST ONE SIXTEENTH CORNER);

THENCE SOUTH 00°02'04" EAST (SOUTH ALONG THE ONE SIXTEENTH LINE), 217.00 FEET;

THENCE NORTH 89°11'56" WEST (NORTH 89°11'30" WEST), 457.06 FEET, TO A POINT ON THE MEANDER LINE, WHICH POINT IS SOUTH 14°02'15" EAST (SOUTH 14°00'00" EAST) 217.00 FEET FROM THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 89°11'56" WEST (NORTH 89°11'30" WEST) 50 FEET, MORE OR LESS, TO A POINT ON THE ORDINARY LOW WATER LINE OF LAKE TAHOE AT ELEVATION 6223.00 LAKE TAHOE DATUM;

THENCE, NORTHWESTERLY, 222 FEET, MORE OR LESS, ALONG SAID ORDINARY LOW WATER LINE AT 6223.00 LAKE TAHOE DATUM, TO A POINT ON THE WESTERLY EXTENSION OF THE AFORESAID COURSE 1;

THENCE, ALONG THE WESTERLY EXTENSION OF THE AFORESAID COURSE 1, NORTH 89°59'24" EAST, 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THE 6223.00 LEVEL OF LAKE TAHOE AND ALSO ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LAND OR NATURAL ORDINARY LOW WATER OR IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED.

EXCEPTING ANY PORTION BELOW SUCH ELEVATION AS MAY BE ESTABLISHED AS THE BOUNDARY BY BOUNDARY LINE ADJUSTMENT WITH THE STATE OR BY QUIET TITLE ACTION IN WHICH THE STATE IS A PARTY.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 24, 2015 IN INSTRUMENT NO. 2015-870076 OF OFFICIAL RECORDS.

APN: 1318-22-002-108

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-002-108
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Veriged LLC Does</u> <u>& Model 1 App</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$0.00
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1
 b. Explain Reason for Exemption: Identical entities, common ownership

5. Partial Interest: Percentage being transferred: 100.0%

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 By: Beach Club Development LLC Robert McCoy Capacity: CEO
 Signature By: Tahoe Beach Club, LLC Charles Bergin Capacity: CFO

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Beach Club Development, LLC
 Address: P. O. Box 12520
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Tahoe Beach Club, LLC
 Address: P. O. Box 12520
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First American Title Escrow # _____
 Address: 2600 Paseo Verde Pkwy #120
 City: Henderson State: NV Zip: 89074

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