

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Orange Lake Country Club, Inc.
8505 West Irlo Bronson Memorial Highway
Kissimmee, Florida 34747
Attention: John C. Alvarez, Esq.

MAIL TAX STATEMENTS TO:

Orange Lake Country Club, Inc.
8505 West Irlo Bronson Memorial Highway
Kissimmee, Florida 34747
Attention: John C. Alvarez, Esq.

APN: 1319-15-000-026

(Space above line for Recorder's use only)

**GRANT BARGAIN SALE DEED
[1862 Development, LLC]**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **1862 DEVELOPMENT, LLC**, a Nevada limited liability company ("**Grantor**"), whose address is 2179 Gretna Road, Branson, Missouri 65616, does hereby Grant, Bargain, Sell and Convey to **ORANGE LAKE COUNTRY CLUB, INC.**, a Florida corporation ("**Grantee**"), whose address is 8505 West Irlo Bronson Memorial Highway, Kissimmee, Florida 34747, that certain real property in the County of Douglas, State of Nevada, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

SUBJECT TO the matters set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference, which shall not operate to reimpose the same.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: October 17, 2018.

1862 DEVELOPMENT, LLC,
a Nevada limited liability company

By: RCD Holdings, LLC, a Nevada
limited liability company, as
Member and Manager

By: [Signature]
Name: Richard C. Dowdell
Title: Sole Member/Manager

STATE OF Missouri

COUNTY OF Taney

This instrument was acknowledged before me on October 17, 2018 by Richard C. Dowdell, as Sole Member/Manager of RCD Holdings, LLC, a Nevada limited liability company, a Member and Manager of 1862 Development, LLC, a Nevada limited liability company

[Signature]
NOTARY PUBLIC

My commission expires: 7-1-2021

FLOYD ELLIOTT
Notary Public - Notary Seal
State of Missouri
Commissioned for Taney County
My Commission Expires: July 01, 2021
Commission Number: 13403536

Exhibit "A"

Parcel N, as shown on the Record of Survey for David Walley's Resort (a Commercial Subdivision) recorded July 26, 2006 in Official Records Book 706, page 9384, Douglas County, Nevada.

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

and

Together with the Rights reserved in that certain Access Easement deed recorded July 26, 2006 in Book 0706, Page 9371 as Document No. 680633 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

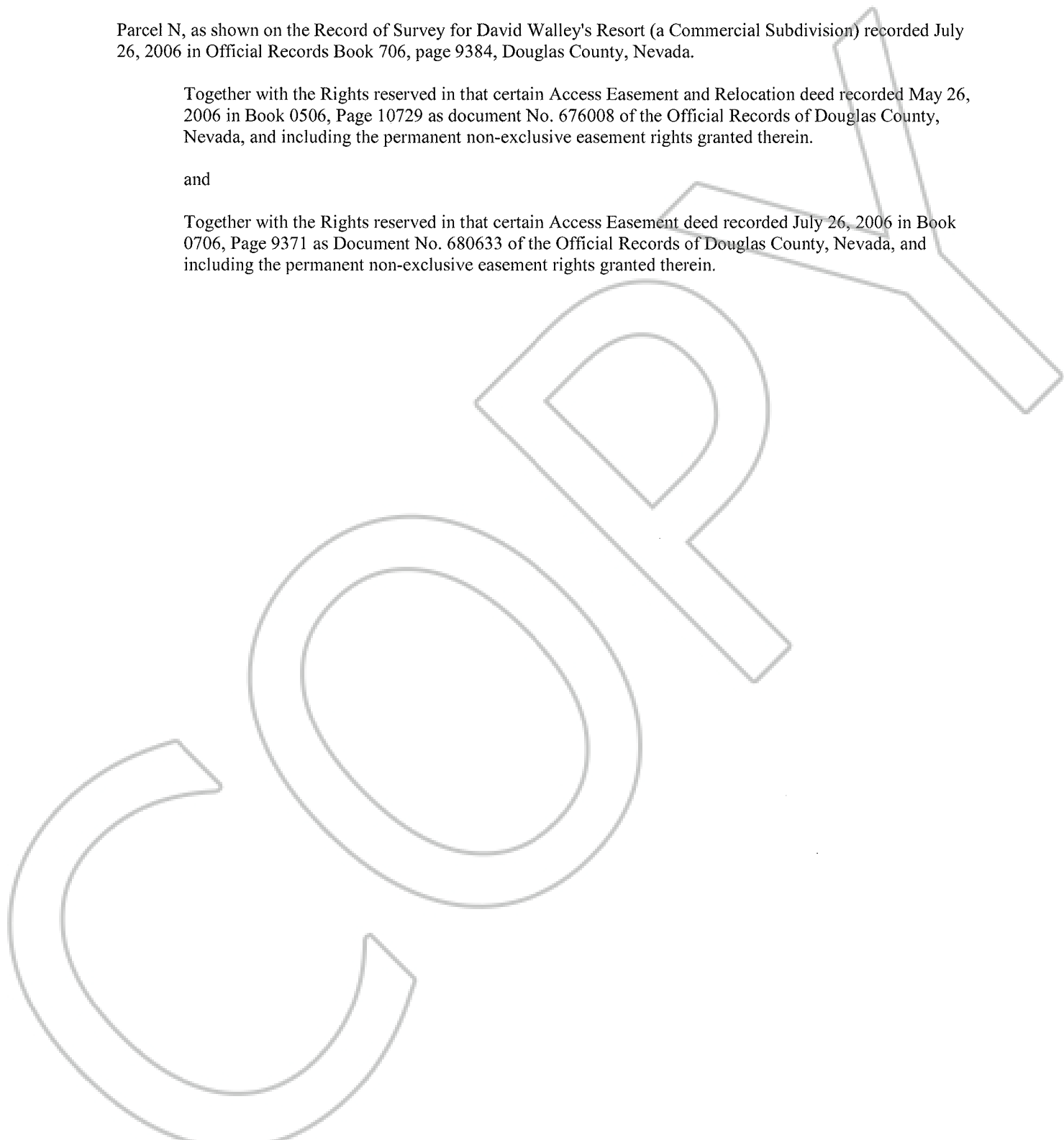


Exhibit "B"

1. Taxes for the year 2018 and subsequent years.
2. Waiver and Release recorded September 29, 1950 in Book Z, Page 290 as Document No. 7608 of Deeds.
3. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, a any other matters as provided for or delineated on Walley's Hot Springs Record of Survey Map Document No. 439613 recorded May 14, 1998 in Official Records Book 598, page 2700; Record of Survey Map Document No. 449576 recorded September 17, 1998 in Official Records Book 998, page 3261; David Walley's Resort, Map Document No. 501638 recorded October 19, 2000 in Official Records Book 1000, page 3464 as affected by the Certificate of Amendment recorded November 3, 2000 in Official Records Book 1100, page 467; David Walley's Resort (a Commercial Subdivision) Record of Survey Document No. 540898 recorded April 29, 2002 in Official Records Book 402, page 9099; David Walley's Resort (a Commercial Subdivision) Record of Survey Map No. 676009 recorded May 26, 2006 in Official Records Book 506, page 10742; David Walley's Resort (a Commercial Subdivision) Record of Survey Map Document No. 680634 recorded July 26, 2006 in Official Records Book 706, page 9384; and David Walley's Resort (a Commercial Subdivision) Record of survey Map No. 748397 recorded August 6, 2009 in Official Records Book 809, page 1150, all of Official Records of Douglas County, Nevada.
4. Sewer Service Agreement recorded September 28, 1998, Book 998, Page 5607, Document No. 450427, Official Records.
5. Non-Exclusive Deed for Maintenance Granted to : The owners of downstream water rights in the Brockliss Slough Recorded :October 27, 1998, Book 1098, Page 5614, : Document No. 452700, Official Records.
6. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to Purpose Recorded GTE California Incorporated public utilities January 15, 1999, Book 199, Page 2586, Document No. 458757, Official Records of Douglas County, Nevada.
7. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to Purpose Recorded Douglas County utilities April 25, 2001, Book 401, Page 6429, Document No. 512934, Official Records of Douglas County, Nevada.
8. Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions Recorded : August 27, 2001, Book 801, Page 6980, Document No. 521436, Official Records of Douglas County, Nevada.
9. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Douglas County Purpose : public utilities Recorded : August 7, 2001, Book 801, Page 1693, Document No. 520123, : Official Records of Douglas County, Nevada.
10. Water System Dedication Agreement recorded June 13, 2003, Book 603, Page 8016, Document No. 580226, Official Records.
11. Declaration of Annexation, Recorded : July 1, 2003, Book 703, Page 10, Document No. 582120, : Official Records of Douglas County, Nevada.
12. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Southwest Gas Corporation Purpose : gas pipeline Recorded : April 14, 2004, Book 404, Page 6675, Document No. 610212, : Official Records of Douglas County, Nevada.

13. Declaration of Annexation, Recorded : December 30, 2005, Book 1205, Page 13802, Document No. 664734, Official Records of Douglas County, Nevada.
14. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Walley's Property Owner's Association Purpose : access Recorded : May 26, 2006, Book 506, Page 10729, Document No. 676008, Official Records of Douglas County, Nevada.
15. Declaration of Annexation, Recorded : May 26, 2006, Book 506, Page 11020, Document No. 676055, : Official Records of Douglas County, Nevada.
16. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : Walley's Property Owners Association Purpose : access Recorded : July 26, 2006, Book 706, Page 9371, Document No. 680633, ; Official Records of Douglas County, Nevada.
17. Declaration of Annexation, Recorded : August 8, 2006, Book 806, Page 3114, Document No. 681616, : Official Records of Douglas County, Nevada.
18. Declaration of Annexation, Recorded : September 13, 2006, Book 906, Page 4032, Document No. 684379, : Official Records of Douglas County, Nevada.
19. Declaration of Annexation, Recorded : February 8, 2007, Book 207, Page 2489, Document No. 694630, : Official Records of Douglas County, Nevada.
20. Grant of Easement in favor of Douglas County Redevelopment Agency recorded December 20, 2011 in Book 1211, page 4547, Official Records Douglas County, Nevada.
21. Grant of Easement in favor of Sierra Pacific Power Company recorded April 21, 2017 in Instrument 2017-897638, of the public records of Douglas County, Nevada.
22. Grant of Public Utility Easement in favor of Douglas County recorded June 11, 2018 in Instrument 2018-915298, of the public records of Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-15-000-026
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhs
- 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: _____	

3. Total Value/Sales Price of Property: _____

\$100,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____

\$100,000.00

Real Property Transfer Tax Due _____

\$390.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____

Capacity: Vice-President of Grantee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 1862 RESORT SERVICES, LLC

Print Name: ORANGE LAKE COUNTRY CLUB, INC.

Address: 2179 GRETNA RD.

Address: 8505 W. Irlo Bronson Mem. Hwy.

City: BRANSON

City: Kissimmee

State: MO Zip: 65616

State: FL Zip: 34747

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

Print Name: ORANGE LAKE COUNTRY CLUB File Number: _____

Address: 8505 W. IRLO BRONSON MEM. HWY.

City: KISSIMMEE State: FL Zip: 34747

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