

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Orange Lake Country Club, Inc.
8505 West Irlo Bronson Memorial Highway
Kissimmee, Florida 34747

MAIL TAX STATEMENTS TO:

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

APN: 1319-22-000-001
1319-22-000-002
1319-15-000-013
1319-15-000-014

(Space above line for Recorder's use only)

GRANT BARGAIN SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DAA HOLDINGS, LLC**, a Nevada limited liability company, **DJOYCE HOLDINGS, LLC**, a Nevada limited liability company, **PJOYCE HOLDINGS, LLC**, a Nevada limited liability company and **RCD HOLDINGS, LLC**, a Nevada limited liability company (collectively, "**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.

DAA HOLDINGS, LLC,
a Nevada limited liability company

By: _____
Name: Darren A. Abbott
Title: Sole Member/Manager

STATE OF Missouri

COUNTY OF Taney

This instrument was acknowledged before me on October 17, 2018 by Darren A. Abbott, as Sole Member/Manager of DAA Holdings, LLC, a Nevada limited liability company.

Floyd Elliott
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

DJOYCE HOLDINGS, LLC,
a Nevada limited liability company

By: *Dawn Joyce*
Name: Dawn Joyce
Title: Sole Member/Manager

STATE OF Missouri

COUNTY OF Taney

This instrument was acknowledged before me on October 12, 2018 by Dawn Joyce,
as Sole Member/Manager of DJOYCE Holdings, LLC, a Nevada limited liability company.

Floyd Elliott
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

PJOYCE HOLDINGS, LLC,
a Nevada limited liability company

By: 
Name: Joseph Patrick Joyce
Title: Sole Member/Manager

STATE OF Missouri

COUNTY OF Taney

This instrument was acknowledged before me on December 17th, 2018 by Joseph Patrick Joyce, as Sole Member/Manager of PJOYCE Holdings, LLC, a Nevada limited liability company.


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

RCD HOLDINGS, LLC,
a Nevada limited liability company

By: *RCD*
Name: Richard C. Dowdell
Title: Sole Member/Manager

STATE OF Missouri

COUNTY OF Taney

This instrument was acknowledged before me on October 12, 2018 by Richard C. Dowdell, as Sole Member/Manager of RCD Holdings, LLC, a Nevada limited liability company.

Floyd Elliott
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"

Parcels A, B, C, and D of the Final Subdivision Map LDA #98-05 for David Walley's Resort, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at Page 3464, as Document No. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

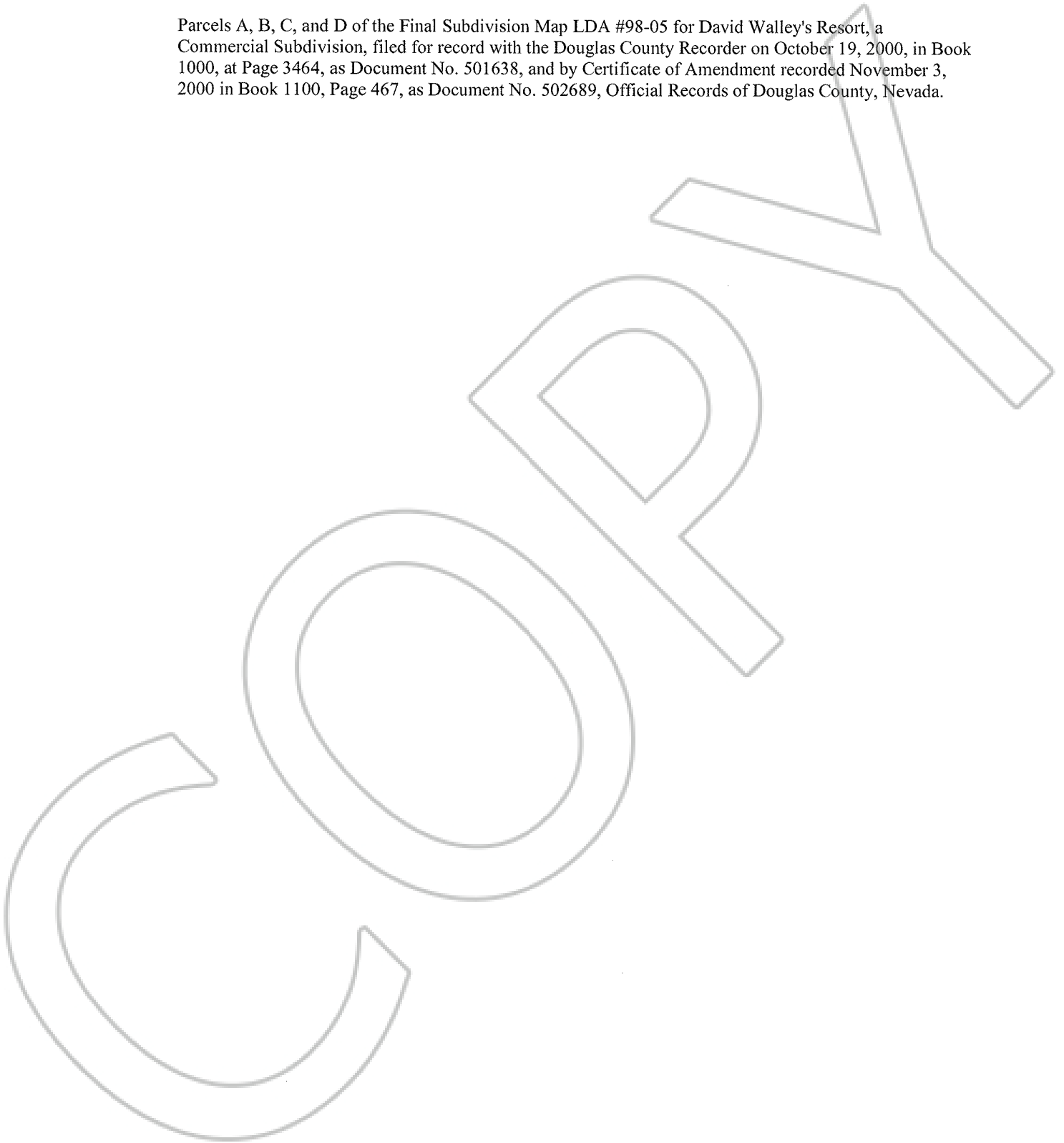


Exhibit "B"

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, and 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; 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; 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. 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
6. 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
7. Grant of Temporary Construction Easement in favor of Douglas County recorded in Instrument 2017-907473.
8. Grant of Permanent Easement and Agreement in favor of Douglas County recorded in Instrument 2017-907474.
9. Rights of others to use the waters of any water body extending from the insured land onto other lands.
10. The nature, extent or existence of riparian rights is not insured.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-22-000-001,
- b) 1319-22-000-002,
- c) 1319-15-000-013,
- d) 1319-15-000-014

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: _____

\$1,998,000.00

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

(\$ _____)

Transfer Tax Value: _____

\$1,998,000.00

Real Property Transfer Tax Due _____

\$7,792.20

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: DAA HOLDINGS, 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