

APN: 1318-22-710-008

Grantor declares:

Documentary Transfer Tax is \$ **390.00**

When Recorded, Mail To:
(Tax Statements Same)

Kingsbury General Improvement District
Attn: Cameron McKay, General Manager
P.O. Box 2220
Stateline, NV 89449

DOUGLAS COUNTY, NV
RPTT:\$390.00 Rec:\$35.00
\$425.00 Pgs=4
2019-928231
04/24/2019 04:11 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

2558040

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 Delaware limited liability company ("Grantor"), does hereby GRANT, BARGAIN, SELL AND CONVEY to **KINGSBURY GENERAL IMPROVEMENT DISTRICT**, a general improvement district operating pursuant to NRS, Chapter 318 ("Grantee"), all that real property situated in the County of Douglas, State of Nevada, and specifically described as follows:

Parcel I:

Parcel 13, as shown on the Final Subdivision Map LDA 15-026 of Tahoe Beach Club, filed in the Office of the County Recorder of Douglas County, State of Nevada, on November 27, 2018, as Instrument No. 2018-922870;

Together with all right, title and interest in and to fourteen thousand square feet (14,000 sf) of *existing land coverage*, as that term is defined by the Tahoe Regional Planning Agency (TRPA), appurtenant to the above-described real property and comprised of 4,558 square feet of *Class 7* land coverage and 9,442 square feet of *Class 1b* coverage, as the terms "Class 7", "Class 1b" and "land coverage" are defined by TRPA.

Parcel II:

Easements as set forth in that certain document entitled "Access Easement Agreement" recorded September 25, 2015 as instrument No. 2015-870142 of official records.

BEACH CLUB DEVELOPMENT, LLC, a Delaware limited liability company

By: [Signature]
Patrick Rhamey, Chief Executive Officer

Dated: 4/2/19

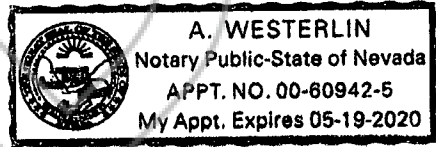
ACKNOWLEDGMENTS

State of Nevada }
County of Douglas } SS. }

On April 2, 2019, before me, A. WESTERLIN, a Notary Public, personally appeared PATRICK RHAMEY, 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.

[Signature]
Notary's Signature (Seal)



By: [Signature]
Spencer Plumb, President

Dated: 3/20/19

State of _____ }
County of _____ } SS. }

*See attached
Rm*

On _____, before me, _____, a Notary Public, personally appeared _____, 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.

Notary's Signature (Seal)

ACKNOWLEDGMENT

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
County of San Diego)

On March 20, 2019 before me, Rachel Miller, Notary Public
(insert name and title of the officer)

personally appeared Spencer Plumb
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 Rachel Miller (Seal)

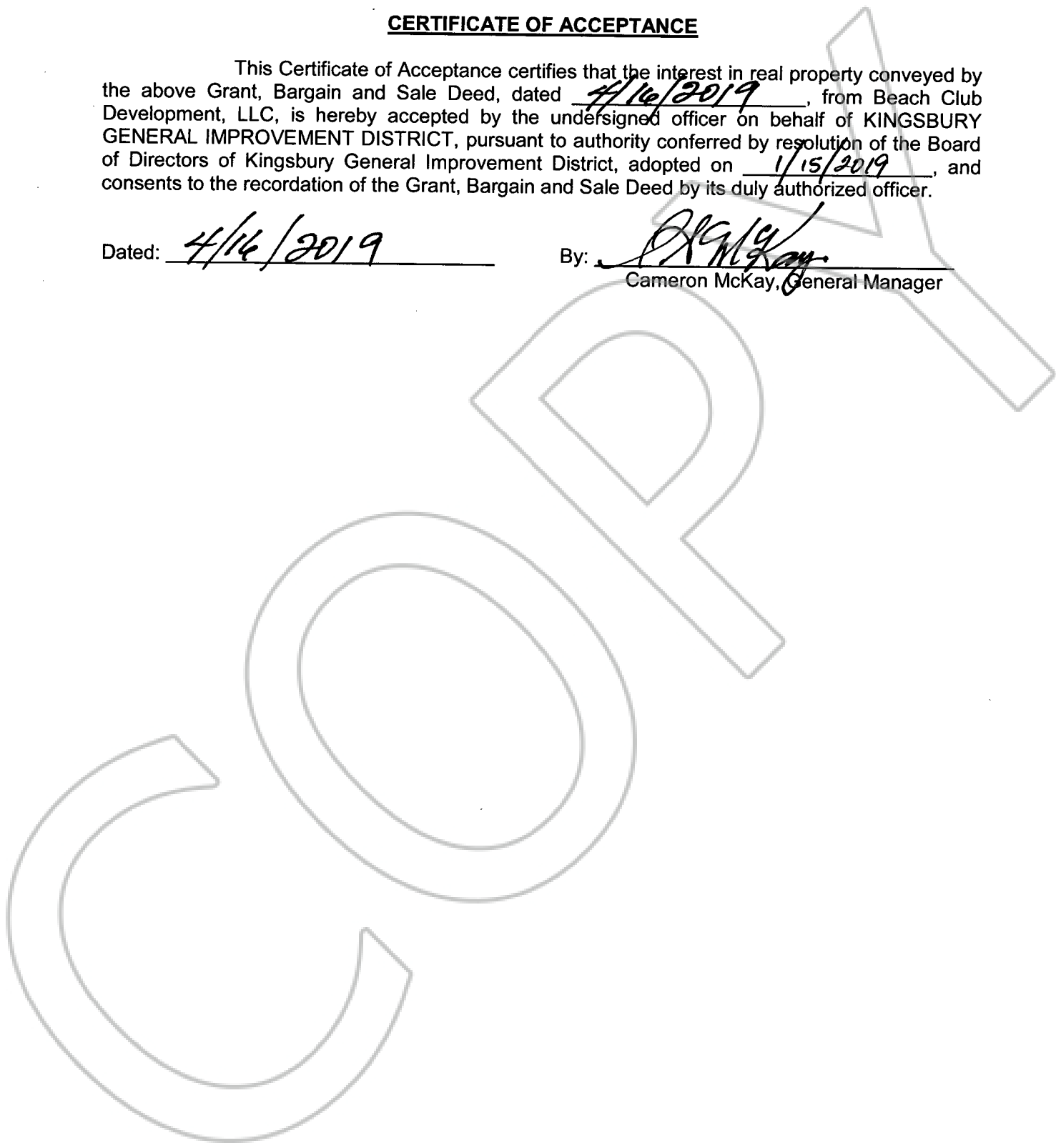


CERTIFICATE OF ACCEPTANCE

This Certificate of Acceptance certifies that the interest in real property conveyed by the above Grant, Bargain and Sale Deed, dated 4/16/2019, from Beach Club Development, LLC, is hereby accepted by the undersigned officer on behalf of KINGSBURY GENERAL IMPROVEMENT DISTRICT, pursuant to authority conferred by resolution of the Board of Directors of Kingsbury General Improvement District, adopted on 1/15/2019, and consents to the recordation of the Grant, Bargain and Sale Deed by its duly authorized officer.

Dated: 4/16/2019

By: 
Cameron McKay, General Manager



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-22-710-008
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 100,000.00
 d. Real Property Transfer Tax Due \$ 390.00

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 %
 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 [Signature] Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Beach Club Development
 Address: 170 Highway 50, P.O. Box 5536
 City: Lake Tahoe
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kingsbury General Imp District
 Address: P.O. Box 2220
 City: Stateline
 State: NV Zip: 89449

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

Print Name: First American Title
 Address: 2500 Paseo Verde Pkwy, Ste. 120
 City: Henderson

Escrow # 2558040
 State: NV Zip: 89074