

DOUGLAS COUNTY, NV **2019-929312**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=6 **05/21/2019 10:11 AM**
FIRST AMERICAN TITLE PASEO VERDE
KAREN ELLISON, RECORDER E01

WHEN RECORDED RETURN TO:

Beach Club Development, LLC
170 Highway 50
PO Box 5536
Lake Tahoe, NV 89449

Grantor declares:
Documentary Transfer Tax is \$ 0.00

MAIL TAX STATEMENTS TO:

Beach Club Development, LLC
170 Highway 50
PO Box 5536
Lake Tahoe, NV 89449

APN(s): 1318-22-310-001, 002, 005 and 006
1318-22-710-001 through 007

**Recorded As An Accommodation
Only Without Liability**

(Space above line for Recorder's use only)

QUITCLAIM DEED

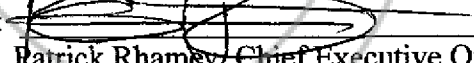
* This document is executed in counterpart and shall be deemed to be original.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEACH CLUB DEVELOPMENT, LLC, a Nevada limited liability company, as "GRANTOR," does hereby remise, release and quitclaim to BEACH CLUB DEVELOPMENT, LLC, a Delaware limited liability company, as "GRANTEE," all of its right, title and interest in and to the real property located in County of Douglas, State of Nevada bounded and described as follows:

Parcel A, Parcels 1 and 2 and Parcels 5 through 12 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed May ____, 2019.

BEACH CLUB DEVELOPMENT, LLC
a Nevada limited liability company

By: 
Patrick Rhamey, Chief Executive Officer

By: Signed in Counterpart
Spencer Plumb, President

[ACKNOWLEDGMENTS FOLLOW]

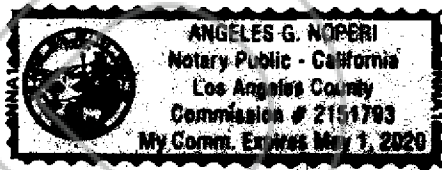
ACKNOWLEDGMENTS

State of California }
 } SS.
County of Los Angeles }

On May 15, 2019, before me, Angeles G. Noperi, a Notary Public, personally appeared Patrick Phamey, 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.

ANoperi
Notary's Signature (Seal)



State of _____ }
 } SS.
County of _____ }

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)

[END]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)

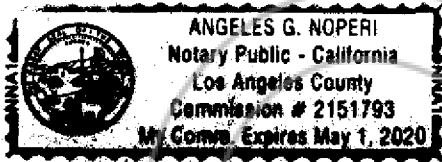
On May 15, 2019, before me, Angeles G. Noperi, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Patrick Phamey
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed
Document Date: 5/15/19 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

WHEN RECORDED RETURN TO:

Beach Club Development, LLC
170 Highway 50
PO Box 5536
Lake Tahoe, NV 89449

Grantor declares:

Documentary Transfer Tax is \$ 0.00

MAIL TAX STATEMENTS TO:

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**APN(s): 1318-22-310-001, 002, 005 and 006
1318-22-710-001 through 007**

(Space above line for Recorder's use only)

QUITCLAIM DEED


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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed May ____, 2019.

BEACH CLUB DEVELOPMENT, LLC
a Nevada limited liability company

By: Signed in Counterpart
Patrick Rhomey, Chief Executive Officer

By: 
Spencer Plumb, President

[ACKNOWLEDGMENTS FOLLOW]

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 May 14, 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)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-310-001 and 002
 b) 1318-22-310-005 and 006
 c) 1318-22-710-001 through 007
 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 under constructi

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Model 1 ok - JS</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: The former NV limited liability company was converted to a Delaware limited liability company.

5. Partial Interest; Percentage being transferred: _____ %

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 President

Signature [Signature] Capacity President

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Beach Club Development, LLC, a NV LLC
 Address: P.O. Box 5536 (170 US 50)
 City: Stateline
 State: NV Zip: 89449

Print Name: Beach Club Development, LLC, a DE LLC
 Address: P.O. Box 5536 (170 US 50)
 City: Stateline
 State: NV Zip: 89449

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

Print Name: Beach Club Development LLC, Escrow # Accommodation Only
 Address: P.O. Box 5536 (170 US 50)
 City: Stateline State: NV Zip: 89449

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