

DOUGLAS COUNTY, NV **2020-942913**
RPTT:\$7004.40 Rec:\$40.00
\$7,044.40 Pgs=4 02/28/2020 11:49 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1318-22-311-008
File No: 143-2525145 (mk)
R.P.T.T.: \$7,004.40

When Recorded Mail To: Mail Tax Statements To:
Zimbler Trust
P.O. Box 10979
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Beach Club Development, LLC, a Delaware limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Sheldon L. Zimbler and Naomi Zimbler Trustees of The Zimbler 2017 Trust dated October 26, 2017

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

UNIT 108 AB AS SHOWN ON THE MAP OF FINAL CONDOMINIUM SUBDIVISION MAP LDA 17-020 OF TAHOE BEACH CLUB - PHASE 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 23, 2019, AS INSTRUMENT NO. 2019-929414 AND AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 2:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 3:

THE EXCLUSIVE RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE LIMITED

This document was executed
in counter-part and
shall be deemed as one.

COMMON ELEMENTS APPURTENANT TO THE UNIT TO WHICH THEY ARE ALLOCATED, AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE GENERAL COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 07, 2018 IN A RECIPROCAL ACCESS EASEMENT AGREEMENT IN BOOK N/A AS INSTRUMENT 2018-921866 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 6:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE BEACH AREA, AND FOR PASSIVE AND ACTIVE BEACH RECREATION, RECORDED JUNE 19, 2019 IN A BEACH USE AND ACCESS AGREEMENT AS INSTRUMENT 2019-930632 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/31/2017

Beach Club Development, LLC, a Delaware limited liability company

By: *[Signature]*
Name: Patrick Rhamey
Title: CEO

By: _____
Name: Spencer Plumb
Title: President

STATE OF NV)
COUNTY OF Douglas) : ss.

This instrument was acknowledged before me on 2-10-2020 by

Patrick Rhamey
[Signature]
Notary Public

(My commission expires: 11-6-22)

 MARY KELSH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 31, 2017** under Escrow No. **143-2525145**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-22-311-008
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,796,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,796,000.00
 d) Real Property Transfer Tax Due \$7,004.40

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: _____ Capacity: agent
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Beach Club Development, LLC
 Address: P.O. Box 5536
 City: Stateline
 State: NV Zip: 89449

Print Name: SHELDON L & NAOMI ZIMBLER
 Address: P.O. Box 10979
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2525145 mk/ mk
 State: NV Zip: 89423

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