

DOUGLAS COUNTY, NV **2020-946443**  
RPTT:\$4545.45 Rec:\$40.00  
\$4,585.45 Pgs=5 **05/21/2020 11:42 AM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1318-22-312-021  
File No: 143-2527827 (mk)  
R.P.T.T.: \$4,545.45

When Recorded Mail To: Mail Tax Statements To:  
The Ferrante-Pinheiro Family Community Property Trust  
28 Westwood Rd  
Santa Cruz Ca 95060

***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

Robert Scott Pinheiro and Christine Ferrante-Pinheiro Trustees of The Ferrante-Pinheiro Family Community Property Trust dated February 10, 2016

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

**PARCEL NO. 1:**

**UNIT 221 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: 4-29-2020

Beach Club Development, LLC, a Delaware limited liability company BY: TBC Development LLC., a Nevada limited Liability company, its Managing member

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 5-7-2020 by Patrick Rhamey, CEO and Spencer Plumb, President.

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **4-29-2020** under Escrow No. **143-2527827**.

Beach Club Development, LLC, a Delaware limited liability company BY: TBC Development LLC., a Nevada limited Liability company, its Managing member

By: \_\_\_\_\_  
Name: Patrick Rhamey  
Title: CEO

By: *Spencer Plumb*  
Name: Spencer Plumb  
Title: President

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) : ss.

*See attached PM*

This instrument was acknowledged before me on \_\_\_\_\_ by **Patrick Rhamey, CEO and Spencer Plumb, President.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **4-29-2020** under Escrow No. **143-2527827.**

**CALIFORNIA 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 San Diego }  
On May 6, 2020 before me, Rachel Miller, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Spencer Plumb  
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.



Place Notary Seal and/or Stamp Above

Signature Rachel Miller  
Signature of Notary Public

**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: Grant, Bargain & Sale Deed - Unit 221  
Document Date: 4/29/2020 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: Patrick Ramey

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Spencer Plumb Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): President  Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  Partner -  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: TBC Development Signer is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-22-312-021  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,165,500.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,165,500.00  
 d) Real Property Transfer Tax Due \$4,545.45

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: *M. Beush*  
 Signature: \_\_\_\_\_

Capacity: agent  
 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: The Ferrante-Pinheiro  
Family Community  
Property Trust  
 Address: 5 Erba Lane Ste G  
 City: Scotts Valley  
 State: CA      Zip: 95066

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

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

File Number: 143-2527827 mk/ mk  
 State: NV      Zip: 89423

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