

APN# 1318-22-312-012

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: BEAL-BIREN REVOCABLE TRUST

Address: PMB 7172-291

City/State/Zip: STATELINE NV 89449

GRANT BARGAIN AND SALE DEED

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # 2020-947383, and is correcting
THE DATE FOR THE BEAL-BIREN REVOCABLE TRUST

DOUGLAS COUNTY, NV **2020-947383**
RPTT:\$5177.25 Rec:\$40.00
\$5,217.25 Pgs=4 06/09/2020 02:17 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1318-22-312-012
File No: 143-2524765 (mk)
R.P.T.T.: \$5,177.25

When Recorded Mail To: Mail Tax Statements To:
Beal- Biren Revocable Trust
PMB 7172-291
Stateline, NV 89449

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

Richard F. Beal and Andrea L. Biren , Trustees of the Beal- Biren Revocable Trust dated
February 4, ~~199~~ 1998

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

PARCEL NO. 1:

**UNIT 212A-B 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.

A.P.N.: 1318-22-312-012
File No: 143-2524765 (mk)
R.P.T.T.: \$5,177.25

Recorded Electronically	
ID	2020-947383
County	Douglas
Date	6-9-2020 Time 2:17
Simplifile.com 800.460.5657	

When Recorded Mail To: Mail Tax Statements To:
Beal- Biren Revocable Trust
PMB 7172-291
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

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

PARCEL NO. 1:

UNIT 212A-B 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.

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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: 07/25/2017

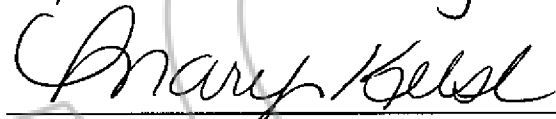
Beach Club Development, LLC, a Delaware limited liability company By: TBC Development, LLC, a Nevada limited liability Company, its Managing Member, a Delaware limited liability company

By: 
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


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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **5-7-2020** under Escrow No. **143-2524765**.

Beach Club Development, LLC, a Delaware limited liability company By: TBC Development, LLC, a Nevada limited liability Company, its Managing Member, a Delaware limited liability company

By: _____
Name: Patrick Rhamey
Title: CEO

By: Spencer Plumb
Name: Spencer Plumb
Title: President

STATE OF California)
COUNTY OF San Diego) **ss.**

This instrument was acknowledged before me on May 22, 2020 by
Spencer Plumb

Rachel Miller
Notary Public
(My commission expires: Nov. 18, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **5-7-2020** under Escrow No. **143-2524765**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-312-012
- 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: \$0
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #3
- b. Explain reason for exemption: CORRECTING THE DATE OF THE TRUST FOR THE GRANTEE

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: agent

Signature: _____

Capacity: _____

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

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

Print Name: Beach Club Development, LLC

Print Name: Trust

Address: P.O. Box 5536

Address: PMB 7172-291

City: Stateline

City: Stateline

State: NV Zip: 89449

State: NV Zip: 89449

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

Print Name: First American Title Insurance Company

File Number: 143-2524765 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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