

A.P.N.: 1318-22-312-016
File No: 143-2565453 (mk)
R.P.T.T.: \$8,970.00

DOUGLAS COUNTY, NV
RPTT:\$8970.00 Rec:\$40.00
\$9,010.00 Pgs=6
08/13/2020 12:28 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Barabe/Kennedy Trust
PO Box 12261
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

Timothy Craig Barabe and Gail Nancy Kennedy, as co-trustees of The Barabe/Kennedy Revocable Trust dated January 25, 2012 as amended and restated on July 7, 2020

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

See exhibit "A" attached hereto and made a part hereof

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.

Subject to

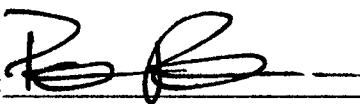
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 8-11-2020

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

Seller(s):

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: _____


Name: Spencer Plumb

Title: President

Escrow Officer: Mary Kelsh



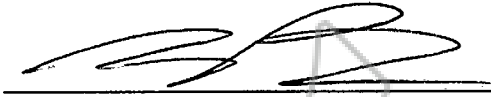
Beach Club Development, LLC, a Delaware limited liability company By: TBC Development, LLC, a Nevada limited liability Company, its Managing Member

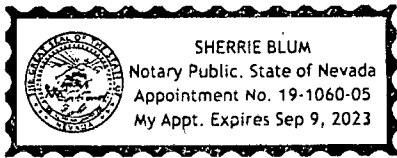
By: 
Name: Patrick Rhomey
Title: CEO

By: _____
Name: Spencer Plumb
Title: President

STATE OF NEVADA)
) : ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on August 12, 2020 by Patrick Rhomey


Notary Public
(My commission expires: 9/9/23)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 20, 2019** under Escrow No. **143-2565453**.

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: [Signature]
Name: Spencer Plumb
Title: President

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

This instrument was acknowledged before me on August 11, 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 ~~May~~ August 20, 2019 under Escrow No. **143-2565453**.
11, 2020 RM

EXHIBIT 'A'

PARCEL NO. 1:

UNIT 216 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 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.

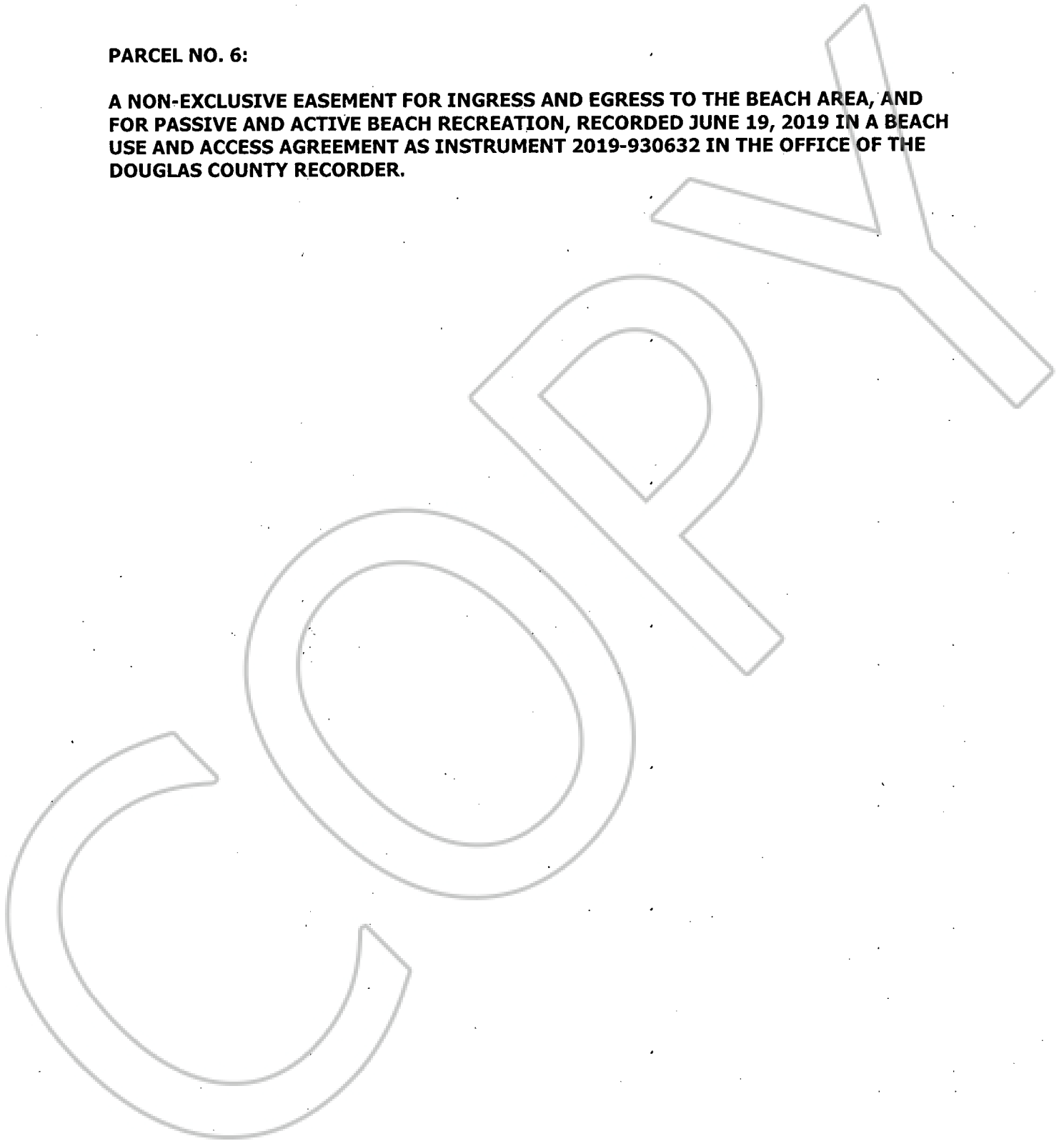
PARCEL NO. 5:

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.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-22-312-016
 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: \$2,300,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$2,300,000.00
 d) Real Property Transfer Tax Due \$8,970.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: *Michael*
 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: Barabe/Kennedy Trust
 Address: PO Box 12261
 City: Zephyr Cove
 State: NV Zip: 89448

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: 143-2565453 mk/ mk
 State: NV Zip: 89423

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