

WHEN RECORDED RETURN TO:

Feldman Thiel LLP
P.O. Box 1309
Zephyr Cove, Nevada 89448

MAIL TAX STATEMENTS TO:

Beach Club Development Phase III, LLC
170 Highway 50
PO Box 5536
Stateline, Nevada 89449

**APN(s): 1318-22-710-002, 003, 004, 005 and 006;
1318-22-310-007**

(Space above line for Recorder's use only)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEACH CLUB DEVELOPMENT, LLC, a Delaware limited liability company, as "GRANTOR," does hereby Grant, Bargain, Sell and Convey to BEACH CLUB DEVELOPMENT PHASE III, LLC, a Delaware limited liability company, as "GRANTEE," the real property located in County of Douglas, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal tax year not delinquent.
2. All matters of record.

{Signature Page Follows}

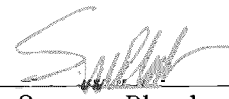
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of April 8, ____, 2021.

“GRANTOR”

BEACH CLUB DEVELOPMENT, LLC,
a Delaware limited liability company

By: 
Name: Patrick Rhamey
Title: CEO

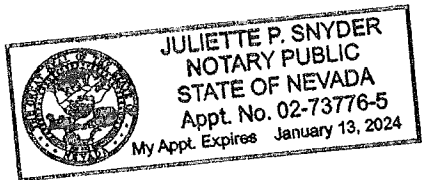
By: 
Name: Spencer Plumb
Title: President

{Acknowledgments Follow}

STATE OF Nevada }
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on April, 8th, 2021 by
Patrick Rhamey, as CEO of Beach Club Development LLC

Juliette P Snyder
NOTARY PUBLIC



My Commission Expires: 1/13/2024

STATE OF Utah }
COUNTY OF Salt Lake } ss.

This instrument was acknowledged before me on April, 5th, 2021 by
Spencer Flood as President of Beach Club Development, LLC

Lynnette Gonnuscio
NOTARY PUBLIC

My Commission Expires: 4/11/2022



{End}

Exhibit A

PARCEL A

REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTH 1/2 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M, AND FURTHER DESCRIBED AS FOLLOWS:

PARCEL 5 AS SHOWN ON THAT CERTAIN "FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB" RECORDED ON NOVEMBER 27, 2018, AS INSTRUMENT NO. 2018-922870, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

APN 1318-22-710-002

PARCEL B

REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTH 1/2 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M, AND FURTHER DESCRIBED AS FOLLOWS:

PARCEL 8 AS SHOWN ON THAT CERTAIN "FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB" RECORDED ON NOVEMBER 27, 2018, AS INSTRUMENT NO. 2018-922870, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

APN 1318-22-710-003

PARCEL C

REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTH 1/2 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M, AND FURTHER DESCRIBED AS FOLLOWS:

PARCEL 9 AS SHOWN ON THAT CERTAIN "FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB" RECORDED ON NOVEMBER 27, 2018, AS INSTRUMENT NO. 2018-922870, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

APN 1318-22-710-004

Exhibit A (cont'd)

PARCEL D

REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTH 1/2 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M, AND FURTHER DESCRIBED AS FOLLOWS:

PARCEL 10 AS SHOWN ON THAT CERTAIN "FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB" RECORDED ON NOVEMBER 27, 2018, AS INSTRUMENT NO. 2018-922870, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

APN 1318-22-710-005

PARCEL E

REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTH 1/2 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M, AND FURTHER DESCRIBED AS FOLLOWS:

PARCEL 11 AS SHOWN ON THAT CERTAIN "FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB" RECORDED ON NOVEMBER 27, 2018, AS INSTRUMENT NO. 2018-922870, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

APN 1318-22-710-006

PARCEL F

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, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REAL PROPERTY in the County of Douglas, State of Nevada, being a portion of Lot 3 within the North 1/2 of the Southwest 1/4, and a portion the Northwest 1/4 of the Southeast 1/4, and a portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 13 North, Range 18 East, M.D.M.&M. described as follows:

Beginning at the Southeast corner of Parcel 1 as described in that certain document 2015-870076 recorded September 24, 2015 in the Official Records of the Douglas County, Nevada being the **TRUE POINT OF BEGINNING**;

Thence the following six (6) courses:

1. North 59° 58' 16" West a distance of 1744.33 feet;
2. North 80° 29' 31" West a distance of 399.40 feet;
3. North 00° 42' 39" East a distance of 217.00 feet;
4. North 87° 37' 50" East a distance of 561.96 feet;
5. South 60° 28' 34" East a distance of 1747.00 feet;
6. South 29° 31' 26" West a distance of 365.71 feet:

Returning to the **TRUE POINT OF BEGINNING**,

Excepting therefrom the following the following thirteen (13) Parcels:

Parcels 1, 2, 5, 7, 8, 9, 10, 11, and 13 as shown, and mathematically described, on Final Subdivision Map LDA 15-026 For Tahoe Beach Club recorded as Document number 2018-922870 on 27th of November 2018 in the Recorder's Office of Douglas County, Nevada.

Parcels 3, 4, 6 and 12 as shown on Boundary Line Adjustment to The Final Subdivision Map LDA 15-026 For Tahoe Beach Club recorded as Document number 2021-961679. Correction Deeds for Quitclaim Deeds for Boundary Line Adjustment" for Parcels 3 and 4 and Parcels 6 and 12 being recorded as document numbers 2021-961680 and 2021-961681 respectively; all being recorded on 2nd of February, 2021 in the Recorder's Office of Douglas County, Nevada.

This description contains an area of 516,600 square feet (11.84 acres) more or less.

Per NRS 111.312, the courses encompassing the Common Area were previously recited in Document 2018-921866.

Description Basis of Bearing:

The Basis of Bearings for this survey was established from found monuments on the California - Nevada State Line (NAD83); one being a granite column with a general land office (GLO) brass cap, as shown on Parcel Map Document No. 1995-361489, Official Records of Douglas County, Nevada, from which a GLO brass cap monument stamped "1946" bears South 47°51'50" East a distance of 1751.52 feet.

APN 1318-22-310-007

[End of Exhibit A]

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-710-002, 003, 004, 005 and 006
 b) 1318-22-310-007
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>4/9/21 LLC & Operating</u>	
<u>Agr. Does Ok~A.B.</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 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: transfer between a business entity and an affiliated business entity where the affiliated business entity has identical common ownership

5. Partial Interest: Percentage being transferred: 100.00 %

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 Seller CEO

Signature [Signature] Capacity Buyer CEO

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Beach Club Development, LLC
 Address: 178 US 50 / P.O. Box 5536
 City: Stateline
 State: NV Zip: 89449

Print Name: Beach Club Development Phase III, LLC
 Address: 178 US 50 / P.O. Box 5536
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Kara Thiel, Feldman Thiel LLP Escrow # _____
 Address: 178 US 50 / P.O. Box 1309
 City: Zephyr Cove State: NV Zip: 89448

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