

DOUGLAS COUNTY, NV

2022-980448

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\$40.00 Pgs=8

01/28/2022 01:47 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN No.: 1319-30-642-000; 1319-30-642-001;
1319-30-642-002; 1319-30-642-003;
1319-30-642-004; 1319-30-642-005;
1319-30-642-006; 1319-30-642-007 and
1319-30-642-008

Escrow No.: 21013157-DR


Recording Requested By:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

When Recorded Return to:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703


Mail Tax Statements to:
Kamehame Group, LLC
P.O. Box 10193
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDERS USE

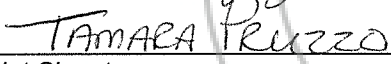
**DECLARATION OF REMOVAL FROM ROYAL ALOHA VACATION CLUB
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT
OF EASEMENTS**
(Title of Document)



SIGNATURE



TITLE



Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

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**DECLARATION OF REMOVAL FROM ROYAL ALOHA VACATION CLUB
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND GRANT OF EASEMENTS**

THIS DECLARATION OF REMOVAL FROM ROYAL ALOHA VACATION CLUB DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS (“**Declaration of Removal**”) is made by VI Acquisition V, a Washington nonprofit corporation located at 1417 116th Avenue NE, Bellevue, WA 98004 (“**VIA**”) and Kamehame Group, LLC, a California limited liability company located at 1053 Kamehame Drive, Honolulu, HI 96825 (“**Kamehame**”).

RECITALS

A. On or about October 15, 2003, Royal Aloha Vacation Club, a Hawaii nonprofit corporation (“**RAVC**”), acting as the “Declarant” made and executed that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements dated October 15, 2003, which was recorded in the Official Records of Douglas County in Book 1003, beginning at Page 13747, as Document No. 0594941 (the “**RAVC Declaration**”).

B. The RAVC Declaration subjected certain real property, as identified under Exhibit “A” of the RAVC Declaration, to the Time Share Plan (also known as the Royal Aloha Vacation Club) which was established by RAVC for use by its Members in the exercise of their rights under the Club Documents. As set forth under Section 12 of the RAVC Declaration, any number of Vacation Units may be deannexed and removed from the Time Share Plan, provided the required ratio of Memberships to Interval Weeks are maintained (the “**Ratio Requirement**”).

C. Pursuant to Articles of Merger filed with the Secretary of State of the State of Washington and the Department of Commerce and Consumer Affairs of the State of Hawaii, effective as of November 1, 2020, RAVC was merged into VIA. Immediately upon such merger, all Memberships were cancelled, the Time Share Plan was terminated, and the Ratio Requirement no longer applied to any real property that may have been encumbered by the RAVC Declaration.

D. On March 4, 2021, VIA executed that certain Grant, Bargain and Sale Deed, which was recorded in the Official Records of Douglas County on March 5, 2021, as Document No. 2021-963016 (“**Deed**”). The Deed conveyed to Kamehame that certain real property identified and described as the “**Subject Property**,” which is attached to and made part of this Declaration of Removal as Exhibit “A”.

E. Kamehame has requested that VIA, as successor by merger to RAVC, execute this Declaration of Removal in order to deannex and remove the RAVC Declaration from the Subject Property.

F. As the fee simple owner of the Subject Property, Kamehame is authorized to execute and record this Declaration of Removal against the Subject Property.

NOW, THEREFORE, VIA hereby declares as follows:

1. Defined Terms. All terms not otherwise defined in this Declaration of Removal shall have the meaning solely ascribed to them by the RAVC Declaration.

2. Deannexation of Subject Property. Immediately upon the recording of this Declaration of Removal in the Official Records of Douglas County, the Subject Property shall be deannexed and removed from the RAVC Declaration and any and all encumbrances imposed by the RAVC Declaration including, for example and without limitation, the Time Share Program and any Club Documents. Upon such recording of this Declaration of Removal, the Subject Property shall no longer be submitted to, nor governed by, any provisions of the RAVC Declaration, or any amendments or supplements thereto. From and after the Effective Date, the Subject Property shall be treated as if the RAVC Declaration had never encumbered such real property and shall not be subject to Assessments or any other obligations described under the RAVC Declaration. Moreover, none of the Members, nor the Board (as those capitalized terms are defined under the RAVC Declaration), nor any other person or entity that claimed or may claim any right or interest in all or any portion of the Subject Property in connection with the Time Share Program or the Club shall have any claim, occupancy rights, title to or interest in the Subject Property whatsoever.

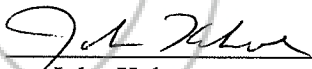
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3. Effect. Immediately upon the recording of this Declaration of Removal, the Subject Property shall (1) no longer be part of the Club; (2) be entirely deleted from the Time Share Plan; and (3) be permanently and forever released from the provisions of the RAVC Declaration, including any easements that may be specified therein.

IN WITNESS WHEREOF, VIA, as successor by merger to RAVC, and Kamehame, as fee simple owner of the Subject Property, have each executed this Declaration of Removal as of date set forth below their respective signatures.

“VIA”

VI ACQUISITION V,
a Washington corporation,
as successor by merger to
Royal Aloha Vacation Club,
a Hawaii non-profit corporation

By: 
Name: John Kehoe
Its: President
Date: 1-27-2022

“Kamehame”

Kamehame Group, LLC,
a California limited liability company

By: **SIGNED IN COUNTERPART**
Name: Paul Palant
Its: Managing Member
Date: _____

3. Effect. Immediately upon the recording of this Declaration of Removal, the Subject Property shall (1) no longer be part of the Club; (2) be entirely deleted from the Time Share Plan; and (3) be permanently and forever released from the provisions of the RAVC Declaration, including any easements that may be specified therein.

IN WITNESS WHEREOF, VIA, as successor by merger to RAVC, and Kamehame, as fee simple owner of the Subject Property, have each executed this Declaration of Removal as of date set forth below their respective signatures.

“VIA”

VI ACQUISITION V,
a Washington corporation,
as successor by merger to
Royal Aloha Vacation Club,
a Hawaii non-profit corporation

SIGNED IN COUNTERPART

By: _____
Name: John Kehoe
Its: President
Date: _____

“Kamehame”

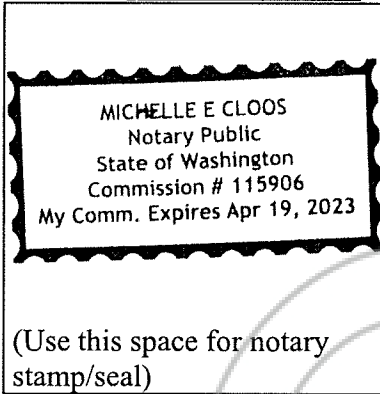
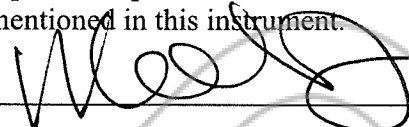
Kamehame Group, LLC,
a California limited liability company

By: _____
Name: Paul Palant
Its: Managing Member
Date: 1/27/22

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that John Keho is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of VI Acquisition V, a Washington nonprofit corporation, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: 1-27-2022




Print Name: Michelle E. Cloos
NOTARY PUBLIC for the State of Washington, residing at
201 2nd St S Kirkland, WA 98033

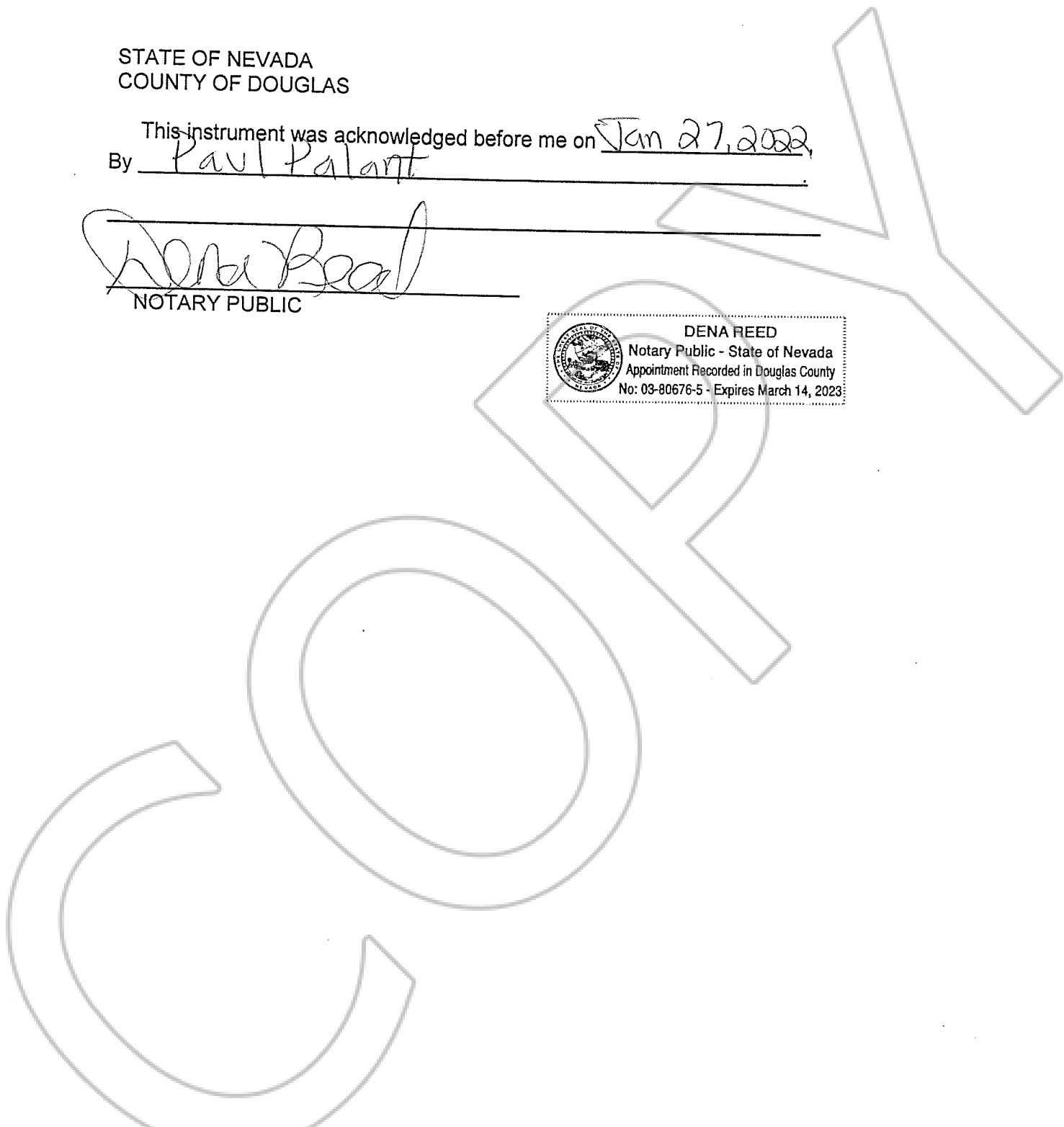
My appointment expires:
April 19 2023

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on Jan 27, 2022,
By Paul Palant

Dena Reed
NOTARY PUBLIC

 DENA REED
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023



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Exhibit A

Legal Description of Subject Property

Units 1 through 8, as set forth on the Condominium Map of Lot 20, Tahoe Village Unit No. 3, filed for record June 2, 1980, as Document No. 44975, Official Records of Douglas County, State of Nevada.

Together with an undivided 8/8ths interest in and to those portions designated as Common Areas as set forth on the Condominium Map of Lot 20, Tahoe Village Unit No. 3, filed for record June 2, 1980, as Document No. 44975, Official Records of Douglas County, State of Nevada.

Assessor's Parcel Numbers:

- 1319-30-642-000 – Common Area
- 1319-30-642-001 Unit 1
- 1319-30-642-002 Unit 2
- 1319-30-642-003 Unit 3
- 1319-30-642-004 Unit 4
- 1319-30-642-005 Unit 5
- 1319-30-642-006 Unit 6
- 1319-30-642-007 Unit 7
- 1319-30-642-008 Unit 8