

A.P.N.: 1318-22-312-014
File No: 143-2526153A (et)
R.P.T.T.: \$21,157.50

When Recorded Mail To: Mail Tax Statements To:
Cody Creek, LLC
PO Box 2954
Carmel , CA 93923

GRANT, BARGAIN and SALE DEED

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

Gary Harpell and Joanne Harpell, Trustees of the Harpell Family Living Trust dated
January 4, 2001

do(es) hereby *GRANT, BARGAIN and SELL* to

Cody Creek, LLC a California Limited Liability Company

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

PARCEL NO. 1:

UNIT 214A-D 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 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT NO. 2021-965433 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 2:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT NO. 2021-965433 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 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT NO. 2021-965433 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 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT NO. 2021-965433 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.

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.

Gary Harpell and Joanne Harpell, Trustees of
the Harpell Family Living Trust dated January 4,
2001

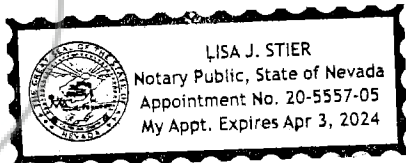
Gary Harpell Trustee
Gary Harpell, Trustee

Joanne Harpell, trustee
Joanne Harpell, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on August 11, 2022 by
Gary Harpell and Joanne Harpell, Trustees.

[Signature]
Notary Public
(My commission expires: 4-3-2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2526153A.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-312-014
- 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: \$5,425,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$5,425,000.00
- d) Real Property Transfer Tax Due \$21,157.50

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Harpell Family Living Trust

Print Name: Cody Creek, LLC

Address: PO Box 4344

Address: PO Box 2954

City: Stateline

City: Carmel

State: NV Zip: 89449

State: CA Zip: 93923

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

First American Title Insurance

File Number: 143-2526153A et/ et

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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