

APN: 1318-22-311-012

**AFTER RECORDING RETURN TO:**

Kelci S. Binau, Esq.  
McDONALD CARANO LLP  
100 West Liberty Street, 10<sup>th</sup> Floor  
Reno, Nevada 89501

**GRANTEE'S ADDRESS IS &  
MAIL TAX STATEMENTS TO:**

TBC 112 LLC  
1281 Leaning Oak Dr.  
Napa, California 94558

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

**QUITCLAIM DEED**

THIS DEED is entered into this 18 day of August, 2023, between DENNIS W. RIPPEY, as Trustee of the DENNIS W. RIPPEY TRUST dated February 20, 2009 as to an undivided one-third (1/3) interest and NATHAN W. RIPPEY, as Trustee of the NATHAN WAYNE RIPPEY 2018 IRREVOCABLE TRUST dated December 13, 2018 as to an undivided one-third (1/3) interest and TYSON J. RIPPEY, as Trustee of the TYSON JAMES RIPPEY 2018 IRREVOCABLE TRUST dated December 13, 2018 as to an undivided one-third (1/3) interest, as Grantors, and TBC 112 LLC, a Nevada limited liability company, as Grantee.

Grantors, without consideration, hereby quitclaim and convey to Grantee, and to its successors, all of their right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly known as 9 Beach Club Drive, Unit 112A-C, Stateline, Nevada, and more particularly described on Exhibit "A" attached hereto.

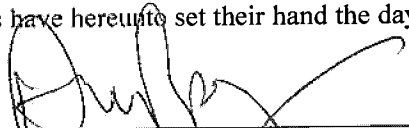
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; together with all water and water rights, ditches, and ditch rights appurtenant thereto or used in connection therewith.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to Grantee's successors.

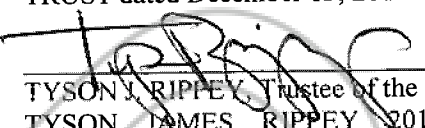
[Signature pages to follow]

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IN WITNESS WHEREOF, the Grantors have hereunto set their hand the day and year first above written.

  
DENNIS W. RIPPEY, Trustee of the  
DENNIS W. RIPPEY TRUST  
dated February 20, 2009

NATHAN W. RIPPEY, Trustee of the  
NATHAN WAYNE RIPPEY 2018 IRREVOCABLE  
TRUST dated December 13, 2018

  
TYSON J. RIPPEY, Trustee of the  
TYSON JAMES RIPPEY 2018 IRREVOCABLE  
TRUST dated December 13, 2018



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

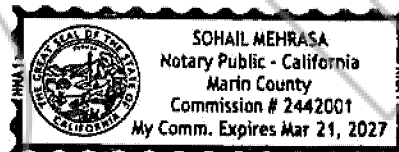
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

On 08/18/2023, 2023, before me, So hail Meh r as a Notary Public, personally appeared DENNIS W. RIPPEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature



(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

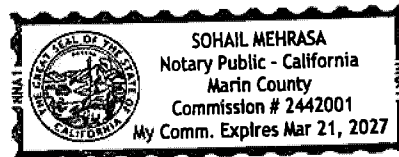
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

On 08/18/2023, 2023, before me, So hail Meh r as a Notary Public, personally appeared NATHAN W. RIPPEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature



(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

On 08/18/2023, 2023, before me, Soheil Mehrasa, Notary Public, personally appeared TYSON J. RIPPEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

**Exhibit "A"**

All that certain property situated in the County of Douglas, State of Nevada, described as follows:

**PARCEL NO. 1:**

UNIT 112 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.

**THE ABOVE LEGAL DESCRIPTION WAS OBTAINED FROM THE LAST RECORDED DOCUMENT, DOCUMENT NUMBER 2019-939772, RECORDED ON 12/17/2019, OFFICIAL RECORDS, COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA.**

COPY

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1318-22-311-012
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>9/15/23 All trusts 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 # 7
  - b. Explain Reason for Exemption: transfer from Dennis W. Rippey Trust, Tyson J. Rippey Trust, & Nathan W. Rippey Trust to TBC 112 LLC without consideration

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 Authorized Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Dennis W. Rippey, Trustee  
 Address: 1281 Leaning Oak Dr.  
 City: Napa  
 State: CA Zip: 94558

Print Name: TBC 112 LLC  
 Address: 1281 Leaning Oak Dr.  
 City: Napa  
 State: CA Zip: 94558

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: McDonald Carano LLP Escrow # \_\_\_\_\_  
 Address: 100 W. Liberty Street, 10th Floor  
 City: Reno State: NV Zip: 89501

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