

A.P.N.: 1318-22-313-003
File No: 143-2616259 (et)
R.P.T.T.: \$8,872.50

DOUGLAS COUNTY, NV
RPTT:\$8872.50 Rec:\$40.00
\$8,912.50 Pgs=4 10/16/2023 02:01 PM
2023-1001474
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Anthony Talbott and Jennifer Jo Talbott
4400 Makena Rd # 204
Kihei , HI 96753

GRANT, BARGAIN and SALE DEED

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

Beach Club Development Phase II, LLC, a Delaware limited liability company

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

Anthony Talbott and Jennifer Jo Talbott, husband and wife as community property with right of survivorship

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

PARCEL NO. 1:

UNIT 303 OF THE MAP OF FINAL CONDOMINIUM SUBDIVISION MAP (DP 22-0224) FOR TAHOE BEACH CLUB PHASE 2, AS SHOWN BY MAP THEREOF ON FILE ON AUGUST 18, 2023, AS INSTRUMENT NO. 2023-999650 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

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 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 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 3:

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

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 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 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 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 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 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 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.

Beach Club Development Phase II, LLC, a Delaware limited liability company

By: Jon Patrick Rhamey
Name: Jon Patrick Rhamey
Title: CEO

By: _____
Name: Mark T. Burton
Title: President

STATE OF Washington)
COUNTY OF Pierce) : ss.

This instrument was acknowledged before me on 10/11/2023 by ~~Mark Burton, President and Jon Patrick Rhamey, Chief Executive Officer .~~

Karina Broadbelt

Notary Public
(My commission expires: 09/24/2024)

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

This notarial act involved the use of communication technology

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2616259.

Beach Club Development Phase II, LLC, a
Delaware limited liability company

By: _____
Name: Jon Patrick Rhamey
Title: CEO

By: Mark T Burton
Name: Mark T. Burton
Title: President

STATE OF Washington)
) : ss.
COUNTY OF Pierce)

This instrument was acknowledged before me on 10/11/2023 by
Mark Burton, President and ~~Jon Patrick Rhamey~~, Chief Executive Officer .

Karina Broadbelt

Notary Public
(My commission expires: 09/24/2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2616259.

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

This notarial act involved the use of communication technology

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-310-008
- 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: \$2,275,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$2,275,000.00
- d) Real Property Transfer Tax Due \$8,872.50

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]
Signature: _____

Capacity: agent
Capacity: _____

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

Beach Club Development Phase
Print Name: II, LLC
Address: P.O. Box 5536
City: Stateline
State: NV Zip: 89449

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

Anthony Talbott and
Print Name: Jennifer Jo Talbott
Address: 4400 Makena Rd # 204
City: Kihei
State: HI Zip: 96753

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

First American Title Insurance
Print Name: Company File Number: 143-2616259 et/ et
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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