

APNs: 1318-22-316-000, 001, 002, 003 and 004;
1318-22-316-005, 006, 007 and 008

Recording Requested by
and When Recorded Return to:

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

Mail Tax Statements to:

Beach Club Development Phase II, LLC
P.O. Box 5536
Stateline, NV 89449

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

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEACH CLUB DEVELOPMENT PHASE III, LLC, a Delaware limited liability company, as “**GRANTOR**,” does hereby Grant, Bargain, Sell and Convey to BEACH CLUB DEVELOPMENT PHASE II, 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 Exhibits “A” and “A-1” 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 ~~September~~ ^{October} 17, 2023.

"GRANTOR"

BEACH CLUB DEVELOPMENT PHASE III, LLC,
a Delaware limited liability company

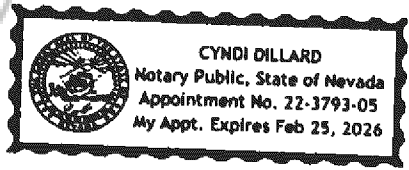
By: [Signature]
Name: Patrick Rhamey
Title: CEO

STATE OF Nevada }
COUNTY OF Douglas } ss.

On 10/17/23, before me, Cyndi Dillard
personally appeared John Patrick Rhamey
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.

Witness my hand and official seal.

C Dillard (Seal)
Signature



{End}

EXHIBIT 'A'

PARCEL NO. 1:

PARCEL 6 OF THE MINOR MODIFICATION TO FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB, RECORDED AS DOCUMENT NO. 2022-990258, ON SEPTEMBER 21, 2022, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND FURTHER DESCRIBED AS, AND INCLUSIVE OF THE FOLLOWING:

UNITS 601 THROUGH 608, INCLUDING ALL GENERAL COMMON ELEMENTS (GCE) AND LIMITED COMMON ELEMENTS (LCE) WITHIN BUILDING 6, AS SHOWN ON THE MAP OF FINAL CONDOMINIUM SUBDIVISION MAP (DP 22-0224) FOR TAHOE BEACH CLUB PHASE 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 18, 2023, AS INSTRUMENT NO. 2023-999650 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; 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 SAID OFFICIAL RECORDS OF DOUGLAS COUNTY.

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 RESERVATIONS 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 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 2021-965433, AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 6, 2022, AS INSTRUMENT 2022-979444 IN SAID OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AND AS MORE PARTICULARLY 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 DOUGLAS COUNTY, NEVADA;

THENCE ALONG 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 POINT OF BEGINNING;

EXHIBIT 'A'

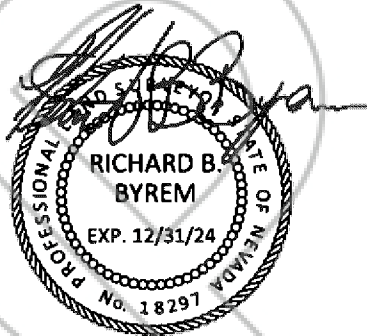
PARCEL NO. 2 (CONT.)

EXCEPTING THEREFROM THE FOLLOWING THIRTEEN (13) PARCELS:

PARCELS 1, 2, AND 13, AS SHOWN AND DESCRIBED ON THE FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB, RECORDED AS DOCUMENT NO. 2018-922870, ON NOVEMBER 27, 2018, IN SAID OFFICIAL RECORDS;

PARCELS 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, AS SHOWN AND DESCRIBED ON THE MINOR MODIFICATION TO THE FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB, RECORDED AS DOCUMENT NO. 2022-990258, ON SEPTEMBER 23, 2022, IN SAID OFFICIAL RECORDS.

PREPARED BY:
RICHARD B. BYREM, NV PLS 18297
LUMOS & ASSOCIATES, INC.
PO BOX 890
ZEPHYR COVE, NV 89448



9-20-2023

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-316-012
 b) 1318-22-316-000, 001, 002, 003
 c) 004, 005, 006, 007 and 008
 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: 11/29/23 Model affidavit &
supporting docs ok~A.B.

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 affiliated businesses having identical
ownership.

5. Partial Interest: Percentage being transferred: \$100 %

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: CEO
 Signature: [Signature] Capacity: CEO

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

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

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

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Feldman Thiel LLP Escrow # _____
 Address: P.O. Box 1309
 City: Zephyr Cove State: NV Zip: 89448

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