

DOUGLAS COUNTY, NV      **2024-1003761**  
RPTT:\$12070.50 Rec:\$40.00  
\$12,110.50 Pgs=4      **01/08/2024 12:59 PM**  
FIRST AMERICAN TITLE MINDEN  
SHAWNYNE GARREN, RECORDER

A.P.N.:            1318-22-313-008  
File No:           143-2599449 (et)  
R.P.T.T.:          \$12,070.50

When Recorded Mail To: Mail Tax Statements To:  
Kathleen J. Vertullo and David A. Vertullo  
11999 N 119th St  
Scottsdale , AZ 85259

***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

Kathleen J. Vertullo, a single person and David A. Vertullo, a single person, as joint tenants with right of survivorship

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

**PARCEL NO. 1:**

**UNIT 308 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: Mark T. Burton  
Name: Mark T. Burton  
Title: President

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

STATE OF Arizona )  
COUNTY OF Maricopa ) **ss.**

This instrument was acknowledged before me on 12/18/2023 by  
**Mark T. Burton, President and Jon Patrick Rhamey, CEO**



P. Stasinos Notary Public  
(My commission expires: 09/09/2027 )

This notarial act involved the use of communication technology

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2599449.



P. STASINOS  
Notary Public - Arizona  
Maricopa County  
Commission # 653471  
My Comm. Expires September 9, 2027

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

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

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

STATE OF Washington )  
COUNTY OF Pierce : ss.  
)

This instrument was acknowledged before me on December 18th 2023 by  
**Mark T. Burton, President and Jon Patrick Rhamey, CEO .**

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. 143-2599449.

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) 1318-22-313-008  
 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: \$3,094,589.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$3,094,589.00  
 d) Real Property Transfer Tax Due \$12,070.50

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: Beach Club Development Phase II, LLC

Print Name: Kathleen J. Vertullo and David A. Vertullo

Address: P.O. Box 5536

Address: 11999 N 119th St

City: Stateline

City: Scottsdale

State: NV Zip: 89449

State: AZ Zip: 85259

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

Print Name: First American Title Insurance Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2599449 et/ et  
 State: NV Zip: 89423

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