

DOUGLAS COUNTY, NV **2024-1004840**  
RPTT:\$22620.00 Rec:\$40.00  
\$22,660.00 Pgs=3 **02/16/2024 03:54 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1318-22-311-021**

**RECORDING REQUESTED BY:**  
**Signature Title Company LLC**  
**212 Elks Point Road, Suite 445, P.O. Box 10297**  
**Zephyr Cove, NV 89448**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Peter E. Sprock and Julie Sprock Trustees of the  
Sprock Living Trust dated August 18, 2014**  
**PO Box 4517**  
**Zephyr Cove, NV 89448**

**Escrow No.: ZC3724-JL**

RPTT \$22,620.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**VCG Properties, LLC, a Nevada limited liability company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:

**Peter E. Sprock and Julie Sprock Trustees of the Sprock Living Trust dated August 18, 2014**

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

**Signature Page attached and made a part hereof.**

VCG Properties, LLC, a Nevada limited liability company


Mary Gowey Berns  
By: Mary Gowey Berns, Manager

STATE OF Nevada } ss:  
COUNTY OF Clark

This instrument was acknowledged before me on February 5, 2024.

by Mary Gowey-Berns

David Parra (seal)  
Notary Public

 David Parra  
Notary Public, State of Nevada  
My Commission Expires: 05-31-26  
Certificate No: 22-7627-01

## EXHIBIT A"

### Parcel 1:

Unit 121 A-B 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 Restriction of Easements for Tahoe Beach Club Condominiums recorded June 19, 2019, as Instrument No. 2019-930614 in the office of the Douglas County Recorder.

### Parcel 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 No. 2019-930614 in the office of the Douglas County Recorder.

### Parcel 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 the Tahoe Beach Club Condominium recorded June 19, 2019, as Instrument No. 2019-930614 in the office of the Douglas County Recorder.

### Parcel 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 the Tahoe Beach Club Condominium recorded June 19, 2019, as Instrument No. 2019-930614 in the office of the Douglas County Recorder

### Parcel 5:

A non-exclusive Easement for ingress and egress recorded November 7, 2018 in a reciprocal access easement agreement in Book N/A as Instrument No. 2018-921866 in the office of the Douglas County Recorder.

### Parcel 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.

**APN: 1318-22-311-021**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-22-311-021
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: sg - grantee is trustee of Sprock Living Trust

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value \_\_\_\_\_  
Real Property Transfer Tax Due: \_\_\_\_\_

~~\$5,850,000.00~~ 5,800,000.00  
~~\$5,850,000.00~~ 5,800,000.00  
~~\$22,815.00~~ 22,620.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 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 Mary Gray Grantor VCG Properties  
Signature \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: VCG Properties, LLC, a Nevada limited liability company  
Address: 11 Anthem Pointe Ct  
Las Vegas, NV 89052

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Peter Sprock  
Address: PO Box 4517  
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3724-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448