

DOUGLAS COUNTY, NV **2024-1005937**
RPTT:\$13455.00 Rec:\$40.00
\$13,495.00 Pgs=4 03/22/2024 12:42 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-22-314-007
File No: 143-2604137 (et)
R.P.T.T.: \$13,455.00

When Recorded Mail To: Mail Tax Statements To:
Payne Family Trust
PO Box 6210
Stateline , NV 89449

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

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

John Gordon Payne and Lynley Joy Payne, Trustees of the Payne Family Trust dated
December 30, 2019

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

Parcel No. 1:

Unit 407 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:

The exclusive right and easement of enjoyment in and to the limited common

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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: _____

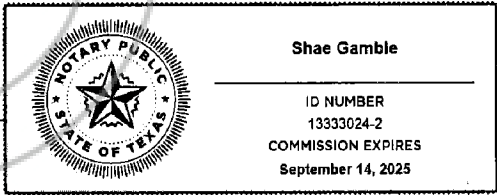
Name: Jon Patrick Rhamey
Title: CEO

STATE OF Texas)
) : **ss.**
COUNTY OF Harris)

This instrument was acknowledged before me on 03/15/2024 by
Mark T. Burton, President and Jon Patrick Rhamey, CEO.

Shae Gamble

Notary Public
(My commission expires: 09/14/2025)



Electronically signed and notarized online using the Proof platform.
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2604137.

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

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

By: _____
Name: Jon Patrick Rhamey
Title: CEO

STATE OF Washington)
 : **SS.**
COUNTY OF Pierce)

This instrument was acknowledged before me on 03/15/2024 by
~~Mark T. Burton, President and Jon Patrick Rhamey, CEO .~~

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 Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2604137. Notarized remotely online using communication technology via Proof.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-314-007
- 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: \$3,450,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$3,450,000.00
- d) Real Property Transfer Tax Due \$13,455.00

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: Coagent

Signature: _____

Capacity: _____

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

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

Print Name: Beach Club Development, LLC

Print Name: Payne Family Trust

Address: PO Box 5536

Address: PO Box 6210

City: Stateline

City: Stateline

State: NV Zip: 89449

State: NV Zip: 89449

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

First American Title Insurance

Print Name: Company

File Number: 143-2604137 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)