

A.P.N.: 1318-22-310-009
File No: 143-2672837 (et)
R.P.T.T.: \$16,477.50

When Recorded Mail To: Mail Tax Statements To:
The Athena M. Countouriotis Family Trust
7012 The Preserve Way
San Diego, CA 92130

GRANT, BARGAIN and SALE DEED

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

Jeffrey Smith and Carla Smith, as Trustees of The Jeffrey and Carla Smith Family Trust
dated December 8, 2022

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

Athena M. Countouriotis, Trustee of The Athena M. Countouriotis Family Trust, dated
March 3, 2020

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

Parcel No. 1:

Unit 405 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 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.

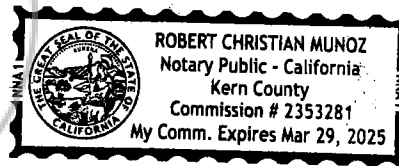
Jeffrey Smith and Carla Smith, as Trustees of
The Jeffrey and Carla Smith Family Trust dated
December 8, 2022

Jeffrey Smith (Trustee)
Jeffrey Smith, Trustee
Carla Smith (Trustee)
Carla Smith, Trustee

STATE OF ^{CA Per} ~~NEVADA~~)
COUNTY OF ~~DOUGLAS~~ ^{Kern Per}) : ss.

This instrument was acknowledged before me on 03/28/2024 by
Jeffrey Smith and Carla Smith, as Trustees.

Robert Christian Munoz
Notary Public
(My commission expires: 03/29/2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2672837.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern

On 03/28/2024 before me, Robert Christian Munoz Notary Public
(insert name and title of the officer)

personally appeared Jeffrey Smith & Carla Smith,
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robert C Munoz (Seal)



Commission Exp: 03/29/2025

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-22-310-009
 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: \$4,225,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$4,225,000.00
 d) Real Property Transfer Tax Due \$16,477.50

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: Grantor
 Signature: [Signature] Capacity: Grantor

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

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

Print Name: Smith Family Trust
 Address: 2508 Brighton Park Dr
 City: Bakersfield
 State: CA Zip: 93311

Print Name: The Athena M. Countouriotis Family Trust
 Address: 7012 The Preserve Way
 City: San Diego
 State: CA Zip: 92130

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: 143-2672837 et/ et
 State: NV Zip: 89423

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