

DOUGLAS COUNTY, NV

2024-1006370

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FIRST AMERICAN TITLE MINDEN

SHAWNYNE GARREN, RECORDER

A.P. No. 1318-22-314-008  
Escrow No. 143-2617036-et/DMJ

WHEN RECORDED RETURN TO:  
Beach Club Development Phase II, LLC  
P.O. Box 5536  
Stateline, NV 89449

## NOTICE OF COMPLETION

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

### NOTICE IS HEREBY GIVEN THAT:

1. The undersigned as OWNER of the interest or estate stated below in the property hereinafter described.
2. The **FULL NAME** of the undersigned is **Beach Club Development Phase II, LLC**.
3. The **FULL ADDRESS** of the undersigned is **P.O. Box 5536, Stateline, NV 89449**.
4. The **NATURE OF THE INTEREST** or **ESTATE** of the undersigned is: Fee.
5. The **FULL NAMES** and **FULL ADDRESSES** of **ALL PERSONS**, if any, **WHO HOLD SUCH INTEREST** or **ESTATE** with the undersigned as **JOINT TENANTS** or as **TENANTS IN COMMON** are: **N/A**.
6. The full names and full addresses of the predecessors in interest of the undersigned of the property was transferred subsequent to the commencement of the work of improvement herein referred to: **N/A**.
7. A work of improvement on the property hereinafter described was **COMPLETED 3/20/2024**.
8. The work of improvement completed is described as follows: .
9. The **NAME OF THE ORIGINAL CONTRACTOR**, if any, for such work of improvement is **Beach Club Development Phase II, LLC**.
10. The street address of said property is **28 Beach Club Drive Unit 408, Stateline, NV 89449**.
11. The property on which said work of improvement was completed is in the City of **Stateline**, County of **Douglas**, State of **Nevada**, and is described as follows:

#### Parcel No. 1:

**Unit 408 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**

A.P.N.: **1318-22-314-008**

Notice of Completion - continued

File No.: **143-2617036 (et)**

**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.**

Verification for NON INDIVIDUAL or INDIVIDUAL Owner

A.P.N.: **1318-22-314-008**

Notice of Completion - continued

File No.: **143-2617036 (et)**

I, the undersigned, declare under penalty of perjury under the laws of the State of Nevada that I am the owner/agent of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

COPY

A.P.N.: **1318-22-314-008**

Notice of Completion - continued

File No.: **143-2617036 (et)**

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



A.P.N.: **1318-22-314-008**

Notice of Completion - continued

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By: \_\_\_\_\_  
Name: Mark T. Burton  
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By:  \_\_\_\_\_  
Name: Jon Patrick Rhamey  
Title: CEO

