DOUGLAS COUNTY, NV

2024-1006371 RPTT:\$13256.10 Rec:\$40.00

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FIRST AMERICAN TITLE MINDEN

SHAWNYNE GARREN, RECORDER

A.P.N.:

1318-22-314-008

File No:

143-2617036 (et)

R.P.T.T.:

\$13,256.10

When Recorded Mail To: Mail Tax Statements To: Barry R. Lerner and Kim B. Lerner 9721 Sea Turtle Dr Plantation , FL 33324

# GRANT, BARGAIN and SALE DEED

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

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

Barry R. Lerner and Klm B. Lerner, husband and wife 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 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 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.
- Covenants, Conditions, Restrictions, Reservations, Rights of Way and Easements now of record.

Beach Club Development Phase II, LLC, a Delaware limited liability company Mark T. Burton Name: Mark T. Burton Title: President By: Name: Jon Patrick Rhamey Title: CEO STATE OF Washington SS COUNTY OF Thurston This instrument was acknowledged before me on \_\_\_\_\_OZ Hemphill **Notary Public** (My commission expires: 3/21/2026 This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2617036.

Notary Public
State of Washington
Commission # 198113
My Comm. Expires Mar 21, 2026

DAWN HEMPHILL

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Beach Club Development Phase II, LLC, a Delaware limited liability company By:\_ Name: Mark T. Burton Title: President Name: Jon Patrick Rhamey Title: CEO Nevada STATE OF SS. COUNTY OF CLARK 04/02/2024 This instrument was acknowledged before me on Acath CKUN Devel privery Priase In LYG. Onjelle Renee Washington **NOTARY PUBLIC** STATE OF NEVADA

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2617036.

(My commission expires: 06/22/2025

Appt. No. 21-5110-01

Expires June 22, 2025

Notarized remotely using audio-video communication technology via Proof.

# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)		
a)_	1318-22-314-008		
þ) <sup>.</sup>			
c)_ d)	<u> </u>	$\wedge$	
u)			
2.	Type of Property		
a)	Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE	
c)	X Condo/Twnhse d) 2-4 Plex	BookPage:	
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:	
g)	Agricultural h) Mobile Home	Notes:	
i)	Other	Z 11	
3.	a) Total Value/Sales Price of Property:	\$3,398,834.00	i.
	b) Deed in Lieu of Foreclosure Only (value of pro	perty) (_\$	)
	c) Transfer Tax Value:	\$3,398,834.00	
	d) Real Property Transfer Tax Due	\$13,256.10	٩
4.	If Exemption Claimed:	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
	a. Transfer Tax Exemption, per 375.090, Section	n:	
	b. Explain reason for exemption:	\ <u></u>	
_	Partial Tabanah Banah adalah dari dari dari dari dari dari dari dari	\ / n/	_
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			
info	rmation and belief, and can be supported by doc	umentation if called upon to substantiate	
the	information provided herein. Furthermore, the med exemption, or other determination of addition	parties agree that disallowance of any	
10%	% of the tax due plus interest at 1% per month.	Pursuant to NRS 375.030, the Buyer and	
Selle	er shall be jointly and severally liable for any addit	tional amount owed.	
Sigr	nature:	Capacity:	
Sigr	nature:	Capacity:	
	SELLER (GRANTOR) INFORMATION	<b>BUYER (GRANTEE) INFORMATION</b>	
And the Party Name of Street, or other Party Name of Street, o	(REQUIRED) Beach Club Development Phase	(REQUIRED)  Barry R. Lerner and Kim B.	
Prin	t Name: II, LLC	Print Name: Lerner	
Add	lress: P.O. Box 5536	Address: 9721 Sea Turtle Dr	
City	r: Stateline,	City: Plantation	
Stat	te: NV Zip: 89449	State: FL Zip: 33324	_
COI	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)	
<u>.</u>	First American Title Insurance		
		File Number: <u>143-2617036 et/ et</u>	_
Add	ress 1663 US Highway 395, Suite 101	State: NV Zip: 89423	