

A.P.N No.:	1319-30-544-001 thru 1319-30-544-012, 1319-30-544-014 thru 131930-544-025, 1319-30-544-027 thru 1319-30-544-038, 1319-30-544-040 thru 131-30-544-051 and 1319-30-544-053
R.P.T.T.	\$120,900.00
File No.:	23000120031
Recording Requested By:	
Stewart Title Guaranty Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
New Peak Tahoe LLC, a Delaware limited liability company 6030 Seabluff Drive Playa Vista, California 90094	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, and pursuant to that Order Approving Sale of Real Property Free and Clear of Liens, Claims and Encumbrances entered January 4, 2024, in Case No. 23-50483-hlb of the United States Bankruptcy Court for the District of Nevada, a certified copy of which is **recorded concurrently herewith**, PEAK TAHOE, LLC, a Nevada limited liability company does hereby Grant, Bargain, Sell and Convey to NEW PEAK TAHOE LLC, a Delaware limited liability company, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See **Exhibit B** attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.


Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 30, 2024

[Remainder of page intentionally left blank; signature page follows.]

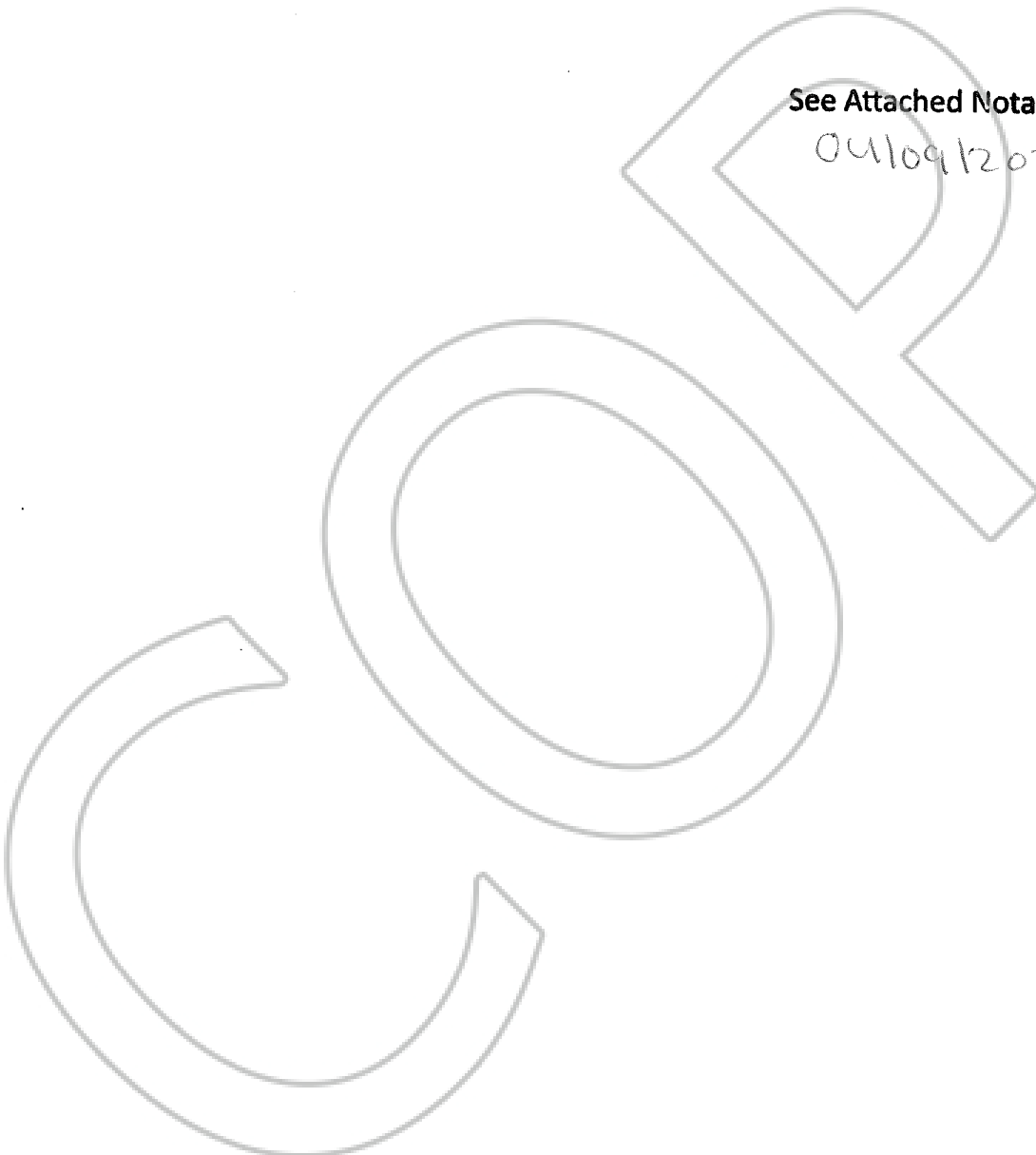
IN WITNESS WHEREOF, the undersigned executes this Grant, Bargain, Sale Deed as of the date first above written.

PEAK TAHOE, LLC,
a Nevada limited liability company

By: 
Name: JONATHAN MOUGHARBEL
Title: TRUSTEE

See Attached Notary

04/09/2024



Grant, Bargain, Sale Deed

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 SUTTER

On April 09, 2024 before me, JESSICA LOPEZ PINEDA (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared Jonathan Zakaria Margharbel,
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 [Handwritten Signature]

(Seal)

EXHIBIT A

INTENTIONALLY DELETED



EXHIBIT "B"
LEGAL DESCRIPTION

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

PARCEL 1:

Units 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112
Units 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 and 212
Units 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311 and 312
Units 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412 and Unit 500, as set forth on the 15th Amended Map for Tahoe Village Unit 1, being a subdivision of Lot 56, filed for record on February 6, 1997 in Book 0297, Page 667 as Document No. 406172, Official Records of Douglas County, State of Nevada.

PARCEL 2:

An undivided 49/49 interest in and to that portion of Lot 56 designated as Common Areas as set forth on the 15th Amended Map for Tahoe Village Unit 1, filed for record on February 6, 1997 in Book 297, Page 667 as Document No. 406172, Official Records of Douglas County, State of Nevada, subsequently adjusted, Lot 56 being more particularly described as:

All that portion of Lot 56 of Tahoe Village Unit No. 1, 15th Amended Map, filed for record on February 6, 1997 as Document No. 406172, and that portion of the Common Area of Tahoe Village Unit No. 1, Amended Map, filed for record on December 7, 1971, as Document No. 55769, more particularly described as follows:

BEGINNING at a point which bears South 19°29'45" West 6.25 feet from the Southwest corner of Lot 56 of said Tahoe Village Unit No. 1, 15th Amended Map; thence North 19°40'00" East, 126.59 feet; thence North 10°20'00" West, 126.09 feet; thence North 79°40'00" East, 36.50 feet; thence North 10°20'00" West, 8.85 feet; thence North 79°40'00" East, 25.33 feet; thence South 10°20'00" East, 8.85 feet; thence North 79°40'00" East, 48.00 feet; thence South 10°20'00" East, 105.00 feet; thence South 79°40'00" West, 5.25 feet; thence South 10°20'00" East, 49.12 feet; thence South 19°40'00" West, 105.12 feet; thence North 70°20'00" West, 16.58 feet; thence South 19°40'00" West, 49.50 feet; thence North 70°20'00" West, 36.50 feet; thence South 19°40'00" West, 6.69 feet; thence North 70°20'00" West, 25.33 feet; thence North 19°40'00" East, 6.69 feet; thence North 70°20'00" West, 26.17 feet to the point of beginning.

TOGETHER WITH a portion of the Common Area of Tahoe Village Unit No. 1 and being more particularly described as follows:

BEGINNING at an angle point on the East line of Adjusted APN 1319-30-516-037 as shown on the Record of Survey Supporting a Boundary Line Adjustment for Millan Nevada, Inc., Document No. 568319 of the Douglas County Recorder's office, said point bears South 48°38'31" West, 1835.38 feet from the Northeast corner of said Section 30; thence South 19°40'00" West, 43.25

feet; thence North 70°20'00" West, 16.58 feet to point on said East line of Adjusted APN 1319-30-516-037; thence North 19°40'00" East, along said East line, 43.25 feet; thence South 70°20'00" East, continuing along said East line, 16.58 feet to the point of beginning. Reference is made to Record of Survey recorded August 3, 2005 as Document No. 651281 in Book 805, Page 1921 of Official Records.

PARCEL 3:

An easement for ingress, egress, use and enjoyment within the Common Areas of Tahoe Village Units No. 1, 2 and 3 as established by the Declaration of Covenants, Conditions and Restrictions recorded July 26, 1989 in Book 789, Page 3011 as Document No. 207446, Official Records of Douglas County, State of Nevada.

APN: 1319-30-544-000 through 1319-30-544-054

(Pursuant to NRS 111.312, parcel 2 of the above legal description previously appeared in that certain Deed, recorded July 26, 2021, as Instrument No. 2021-971474 of Official Records).

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) See Exhibit "A" Attached _____
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

\$31000000.00 _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$31000000.00 _____
 Real Property Transfer Tax Due: \$ 120,900.00 _____

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 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 Seller
 Signature [Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Peak Tahoe, LLC
 Address: 6609 Folsom Auburn Rd
 City: Bld B, Folsom
 State: CA Zip: 95630

(REQUIRED)
 Print Name: New Peak Tahoe, LLC
 Address: 6030 Seabluff Drive
 City: Playa Vista
 State: CA Zip: 90094

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Stewart Title Guaranty Commerical Services Escrow # 23000120031
 Address: 8915 S. Pecos Road #20A
 City: Henderson State: NV Zip: 89074

PEAK TAHOE LLC- NEW PEAK TAHOE, LLC

EXHIBIT "A" PARCEL NUMBERS

1319-30-544-000
1319-30-544-001
1319-30-544-002
1319-30-544-003
1319-30-544-004
1319-30-544-005
1319-30-544-006
1319-30-544-007
1319-30-544-008
1319-30-544-009
1319-30-544-010
1319-30-544-011
1319-30-544-012
1319-30-544-013
1319-30-544-014
1319-30-544-015
1319-30-544-016
1319-30-544-017
1319-30-544-018
1319-30-544-019
1319-30-544-020
1319-30-544-021
1319-30-544-022
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1319-30-544-026
1319-30-544-027
1319-30-544-028
1319-30-544-029
1319-30-544-030
1319-30-544-031
1319-30-544-032
1319-30-544-033
1319-30-544-034
1319-30-544-035
1319-30-544-036
1319-30-544-037

1319-30-544-038
1319-30-544-039
1319-30-544-040
1319-30-544-041
1319-30-544-042
1319-30-544-043
1319-30-544-044
1319-30-544-045
1319-30-544-046
1319-30-544-047
1319-30-544-048
1319-30-544-049
1319-30-544-050
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1319-30-544-054

