

DOUGLAS COUNTY, NV 2017-905511
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=7 10/12/2017 01:39 PM
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER E11

APN: 1318-27-002-002

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Harvey's Lake Tahoe LLC
c/o Kirkland & Ellis LLP
300 N. LaSalle
Chicago, IL 60654
Attention: Sonia Elizabeth Fulop

**MAIL PROPERTY TAX
STATEMENTS TO:**

Harvey's Lake Tahoe LLC
8329 W Sunset Road, Suite 210
Las Vegas, NV 89113

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH that HARVEYS TAHOE MANAGEMENT COMPANY LLC, a Nevada limited liability company, successor by merger to Harveys Tahoe Management Company, Inc., a Nevada corporation, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to HARVEY'S LAKE TAHOE LLC, a Delaware limited liability company, with an address of 8329 W Sunset Road, Suite 210, Las Vegas, NV 89113, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property")

together with (i) all and singular right, title and interest in the land, barges, buildings, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining or located thereon, and any reversions, remainders, rents, issues, profits or other estate, rights and benefits of Grantor therefor or therein, if any, and (ii) all right, title

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and interest, if any, of Grantor in, to, and over any streets, roads or waterways abutting the property described herein, and (iii) all furniture, fixtures, and equipment (collectively, the "FF&E") located thereon that constitutes real property under applicable law, and, without limitation, FF&E that has an asset description in Grantor's fixed asset sub-ledger as of the date hereof that includes at least one of the words set forth on Schedule 1 attached hereto; but, excluding indoor signage assets that have an asset description in Grantor's fixed asset sub-ledger as of the date hereof that includes at least one of the words set forth on Schedule 2 attached hereto. However, in no event shall any device, equipment, supplies, machine, implement, or other instrument or asset adapted for, designed to be used for, or used for gambling or gaming be or be deemed to be transferred, and the same are specifically excluded from transfer.

This conveyance is made subject to (a) liens for taxes not yet due and payable and (b) any and all encumbrances of record.

[Signature and notarial acknowledgement appear on the following page.]

Effective date 10/6/2017

HARVEYS TAHOE MANAGEMENT COMPANY LLC,
a Nevada limited liability company

By: [Signature]
Name: Mary E Higgins
Title: Treasurer

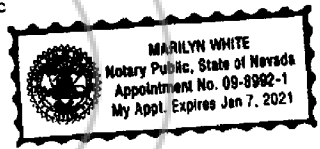
STATE OF NEVADA)
) SS
COUNTY OF Clark)

I, Marilyn White, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mary E. Higgins, personally known to me to be the Treasurer of HARVEYS TAHOE MANAGEMENT COMPANY LLC, a Nevada limited liability company, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Treasurer she signed and delivered the said instrument pursuant to authority of said limited liability company as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, as the Treasurer of HARVEYS TAHOE MANAGEMENT COMPANY LLC, a Nevada limited liability company, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal this 01st day of Sept 2017.

[Signature]
Notary Public

[SEAL]



My Commission Expires: January 7, 2021

[Signatures continue on following pages]

Signature Page to Deed (Harvey's Lake Tahoe)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

PARCEL 3:

All that certain piece or parcel of land situate in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 13 North, Range 18 East, M.D.B.&M., County of Douglas, State of Nevada, described as follows:

BEGINNING at the intersection of the California-Nevada State line with the Westerly line of U.S. Highway 50; thence North $27^{\circ}57'22''$ East along the Westerly line of said U.S. Highway 50, a distance of 154.80 feet; thence North $56^{\circ}30''$ West, a distance of 291.50 feet; thence North $27^{\circ}57'22''$ East, a distance of 266.35 feet to a point on the Northerly line of parcel conveyed to Harvey Gross, et al, by Deed recorded June 2, 1944, in Book W of Deeds, Page 597, Douglas County, Nevada, records; thence along the Northerly line of said parcel North $80^{\circ}14'14''$ West, a distance of 613.15 feet to the Northeasterly corner of parcel conveyed to William McCallum, et al, by Deed recorded November 24, 1952, in Book A-1 of Deeds, Page 351, Douglas County, Nevada, records; thence along the Northeasterly and Southeasterly line of said McCallum parcel, the two following courses and distances: South $48^{\circ}43'15''$ East, a distance of 211.24 feet and South $41^{\circ}16'45''$ West, a distance of 50.00 feet to a point on said California-Nevada State Line; thence South $48^{\circ}43'15''$ East along the last mentioned line, a distance of 697.47 feet to the POINT OF BEGINNING, said parcel being further shown as Parcel No. 1 of that certain Record of Survey filed for record in the office of the County Recorder on June 29, 1971 as File No. 60370, in Book 102, Page 544.

A portion of APN: 1318-27-002-002

Document No. 723806 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 4:

That portion of the Southeast $\frac{1}{4}$ of Section 27, Township 13 North, Range 18 East, M.D.B.&M., that is described as follows:

Commencing at a point on the Westerly right-of-way line of the Nevada State Highway U.S. 50, which is 154.80 feet North $27^{\circ}57'22''$ East of the intersection of the California-Nevada State Line boundary with the Westerly right of way of the Nevada U.S. Route 50; thence first course North $27^{\circ}57'22''$ East, a distance of 389.99 feet to a point on the Westerly right of way line of the Nevada State Highway U.S. Route 50; thence second course North $80^{\circ}14'14''$ West, a distance of 305.18 (305.48 record) feet; thence third course South $27^{\circ}57'22''$ West, a distance of 266.35 feet; thence fourth course South $56^{\circ}30''$

East, a distance of 291.50 feet to the point of beginning, said land being further shown as Parcel No. 2 on that certain Record of Survey filed for record in the office of the County Recorder of Douglas County, Nevada on June 29, 1971 as File No. 60370, in Book 102, Page 544.

EXCEPTING THEREFROM a parcel of land located within a portion of Section 27, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

Commencing at a point lying at the intersection of California-Nevada State line and the Westerly right of way line of U.S. Highway 50; thence North $27^{\circ}57'22''$ East, 449.50 feet along the Westerly right of way line of U.S. Highway 50 to the point of beginning; thence North $62^{\circ}02'38''$ West, 289.93 feet to the Northwest corner of Parcel 2 as shown on the map filed within the Official Records of Douglas County, Nevada on June 29, 1971, in Book 102, Page 544 as Document No. 60370; thence South $80^{\circ}14'14''$ East, 305.18 feet along the Northerly line of said Parcel 2 to a point on the Westerly line of U.S. Highway 50; thence South $27^{\circ}57'22''$ West, 95.29 feet along said Westerly right of way line of U.S. Highway 50 to the point of beginning.

A portion of APN: 1318-27-002-002

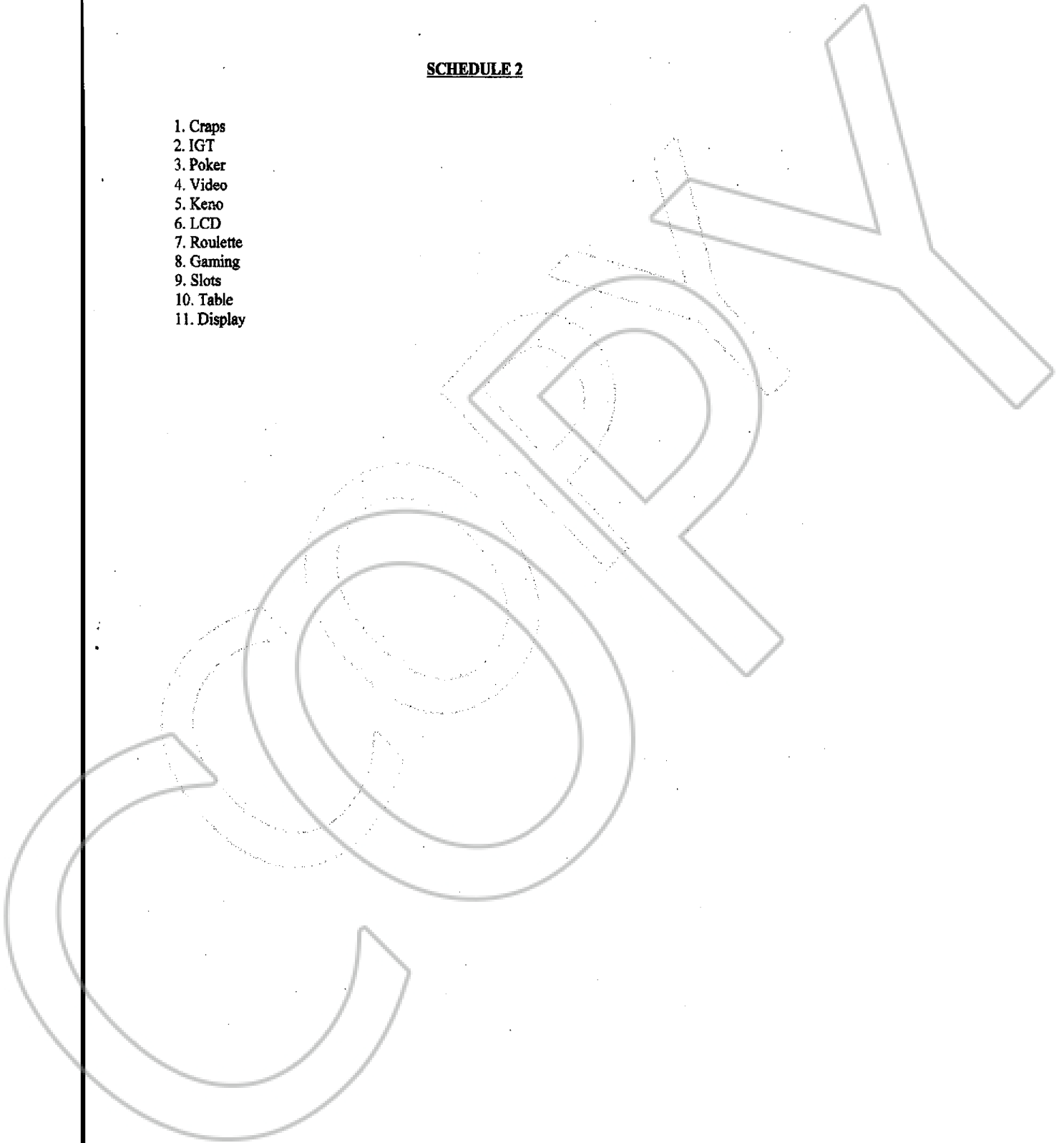
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SCHEDULE 1

- | | |
|------------------------|-----------------------|
| 1. Bathtub | 40. Landscaping |
| 2. Boiler | 41. Lavatories |
| 3. Building | 42. LED |
| 4. Cabling | 43. Lift |
| 5. Carpentry | 44. Light |
| 6. Carpet | 45. Light Fixture |
| 7. CAT5 | 46. Lightning |
| 8. CAT 5 | 47. Lock |
| 9. Ceiling | 48. Meter |
| 10. Ceramic | 49. Millwork |
| 11. Chandelier | 50. Millwork Variants |
| 12. Circuit Breakers | a. MWORK |
| 13. Conduit | b. Milwork |
| 14. Construct | c. Milwrk |
| 15. Controller | 51. Paradigm |
| 16. Conveying Systems | 52. Pendant |
| 17. Counter Tops | 53. Pendant Lamp |
| 18. Countertops | 54. Piping |
| 19. CRPT | 55. Plumbing |
| 20. Decorative Pendant | 56. Protection |
| 21. Door | 57. Restroom |
| 22. Duct | 58. RSTRM |
| 23. Ductwork | 59. SAFLOCK |
| 24. Dumbwaiters | 60. Seonce |
| 25. Electrical | 61. Shower |
| 26. Elevator | 62. Sign |
| 27. Entrance | 63. Signage Sprinkler |
| 28. Fire Alarm | 64. Stone |
| 29. Fire Protect | 65. Tile |
| 30. Fire Protection | 66. Tiling |
| 31. Floor | 67. Toilet |
| 32. Flooring | 68. Transformer |
| 33. Frame | 69. Vinyl |
| 34. Generator | 70. Wall |
| 35. Heater | 71. Window |
| 36. Heat Exc | 72. Wiring |
| 37. HVAC | 73. Wood |
| 38. Lamp | 74. Woodwork |
| 39. Landscape | |

SCHEDULE 2

1. Craps
2. IGT
3. Poker
4. Video
5. Keno
6. LCD
7. Roulette
8. Gaming
9. Slots
10. Table
11. Display



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number

- a) 1318-27-002-002
b) _____
c) _____

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 ONLY

DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____

3. Total Value/Sales Price of Property: \$ N/A

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ N/A

Real Property Transfer Tax Due: \$ N/A

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section: 11
b. Explain Reason for Exemption: Transfer pursuant to Article IV.Z and Exhibit A of the Lease Term Sheet of the order confirming Chapter 11 bankruptcy plan, administered under Case No. 15-01145, as previously provided to County Recorder and approved by email confirmation.

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 (See attached signature page) _____ Capacity (See attached signature page) _____
Signature (See attached signature page) _____ Capacity (See attached signature page) _____

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

Print Name: Harveys Tahoe Management Company LLC
Address: One Caesars Palace Drive
City: Las Vegas
State: Nevada Zip: 89109

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

Print Name: Harvey's Lake Tahoe LLC
Address: 8329 W. Sunset Road, Suite 210
City: Las Vegas
State: Nevada Zip: 89113

COMPANY/PERSON REQUESTING RECORDING


(required if not the seller or buyer)

Print Name: Liaor title of Nevada Escrow # 01800009-70
Address: 5411 Hutchins Lane
City: Reco State: NV Zip: 89511

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

GRANTOR:

**HARVEYS TAHOE MANAGEMENT
COMPANY LLC, a Nevada limited liability company**

By: 
Name: Mary E. Higgins
Title: Treasurer

[Signatures continue on following page]

GRANTEE:

HARVEY'S LAKE TAHOE LLC,
a Delaware limited liability company

By: _____
Name: John Payne
Title: President

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