

A.P.N.: 1318-22-310-016 & 1318-22-710-012 and
1318-22-710-013 and 1318-22-710-014

File No.: 15836-2673137 (KN)

When Recorded Return To:
John S. Bruzina|Shareholder
Winstead PC|500 Winstead Building
2728 N. Harwood Street
Dallas TX 75201

A.P.N.: 1318-22-310-016 & 1318-22-710-012 and
1318-22-710-013 and 1318-22-710-014

PARTIAL RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, **First American Title Insurance Company**, qualified to do business in the State of Nevada, Trustee under Deed of Trust executed by **Tahoe Beach Club, LLC, a Nevada limited company, Beach Club Development Phase III, LLC, a Delaware limited liability company and Beach Club Development II, LLC, a Delaware limited liability company**, Trustor, and recorded **April 26, 2021** as Document/Instrument No. **2021-966210**, in the office of the County Recorder **Douglas** County, **Nevada**, having been duly requested to quitclaim and reconvey that portion of the real property covered by said Deed of Trust, hereinafter particularly described, in compliance with said request, and the payment of its fees in the premises, receipt of which is hereby acknowledged, **DOES HEREBY QUITCLAIM AND RECONVEY** to the person or persons legally entitled thereto, but without warranty, the real property described as:

PARCEL 1A:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019, AS INSTRUMENT 2019-930614, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AND AS SET FORTH IN THAT 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, OFFICIAL RECORDS; 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 DOUGLAS

COUNTY, STATE OF NEVADA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMON AREA PARCEL "A" AS SHOWN ON THE MINOR MODIFICATION TO FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB RECORDED AS DOC. NO. 2022-990258 ON SEPTEMBER 21, 2022 IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, NEVADA.

PARCEL 1B:

PARCELS 8, 10, 11 AND 12 OF THE MINOR MODIFICATION TO FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB RECORDED AS DOC. NO. 2022-990258 ON SEPTEMBER 21, 2022 IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, NEVADA.

PARCEL 1C:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED 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 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 1D:

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 1E:

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.

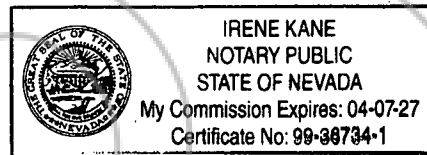
The remaining property mentioned in said Deed of Trust shall continue to be held by said trustee under the terms thereof, and this reconveyance shall not affect the personal liability of any person for the unpaid portion of the indebtedness mentioned as secured thereby. IN WITNESS WHEREOF, said **First American Title Insurance Company, a Nebraska Corporation**, as such Trustee has caused its corporate name and seal to be affixed by its officer, thereto duly authorized.

First American Title Insurance Company,
a Nebraska Corporation, Trustee

Debbie M. Jackson

**By: Debbie M. Jackson, Director of
Title Operations**

STATE OF **NEVADA**)
)
:SS.
COUNTY OF **WASHOE**)



This instrument was acknowledged before me on this:
12 day of June, 2024

By: Debbie M. Jackson, Director of Title Operations

By: _____ / Its: _____
Irene Kane

Notary Public
(My commission expires: 4-7-2027)