

Inst #: 20241220-0001131
Fees: \$42.00
RPTT: \$149175.00 Ex #:
12/20/2024 11:33:37 AM
Receipt #: 5769171
Requestor:
Chicago Title of Nevada
Recorded By: ANI Pgs: 5
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN/Parcel ID(s): 164-23-311-003

Order No.: 14624001473L

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Summit Trust, dated October 3, 2024
Bradford Watterson/C/O Baker Tilly,
Three Lagoon Dr., Suite 400
Redwood City, CA 94065

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$149,175.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**OG Summit LLC, a Delaware Limited Liability Company By: Nikou Enterprises, LLC,
a Delaware Limited Liability Company,**

By: Andrew Nikou 2008 Trust, Member,

do(es) hereby GRANT, BARGAIN AND SELL to

Bradford Watterson, Trustee of the Summit Trust, dated October 3, 2024

the real property situated in the County of Clark, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 12/6/24

OG Summit LLC, a Delaware Limited Liability Company By: Nikou Enterprises, LLC, a

Delaware limited liability company

BY: [Signature]

By: Andrew Nikou 2008 Trust, Member

Andrew Nikou
Trustee

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on 6th day of
December, 2024 by Andrew Nikou, Trustee of the Andrew Nikou 2008
Trust, Member of Nikou Enterprises, LLC, a Delaware Limited Liability Company, signing
for OG Summit LLC, a Delaware Limited Liability Company.

[Signature]
Notary Public
Printed Name: Teresa Kay Price

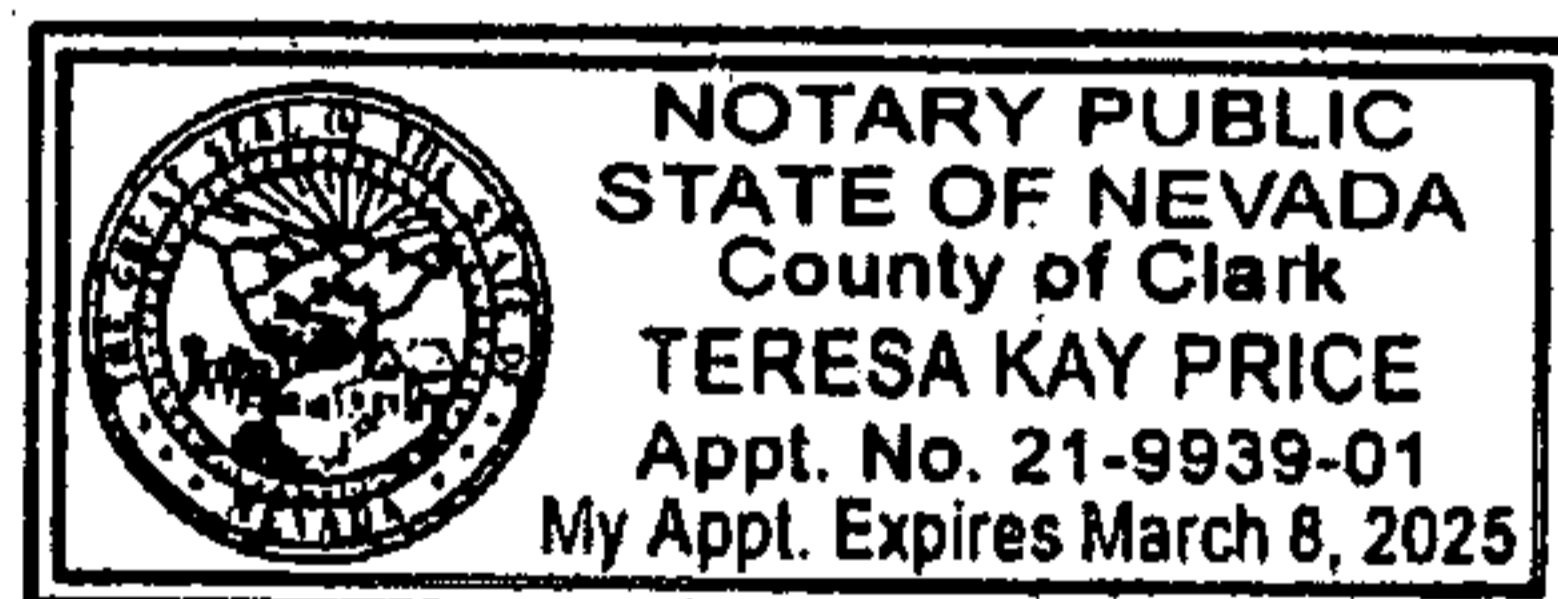


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 164-23-311-003

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

PARCEL ONE (1);

LOT ONE HUNDRED THIRTY-FOUR (134) AS SHOWN ON THAT CERTAIN FINAL MAP OF SUMMERLIN VILLAGE 17 PHASE 3, ON FILE IN BOOK 152, PAGE 51 OF PLATS (THE "MAP"), AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED OCTOBER 26, 2017 IN BOOK 20171026 AS INSTRUMENT NO 0000714, OF OFFICIAL RECORDS, AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE SUMMIT, RECORDED APRIL 26, 2016 IN BOOK 20160426 AS INSTRUMENT NO. 0002951 AND RE-RECORDED APRIL 27, 2016 IN BOOK 20160427 AS INSTRUMENT NO 0004334, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA (THE "OFFICIAL RECORDS")

PARCEL TWO (2)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ENJOYMENT ON, OVER AND ACROSS THE COMMON ELEMENTS AND THE ASSOCIATION PROPERTY FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT AND OTHER PURPOSES, AS SUBJECT TO AND DESCRIBED IN THE DECLARATION, WHICH EASEMENT IS APPURTENANT TO PARCEL ONE (1)

PARCEL THREE (3)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ENJOYMENT ON, OVER AND ACROSS THE COMMON ELEMENTS AND THE ASSOCIATION PROPERTY FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT AND OTHER PURPOSES, AS SUBJECT TO AND DESCRIBED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUMMERLIN SOUTH COMMUNITY ASSOCIATION RECORDED ON MARCH 28, 1997 IN BOOK 970328 AS INSTRUMENT NUMBER 01004, AS AMENDED BY THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMERLIN SOUTH COMMUNITY ASSOCIATION RECORDED BY DECLARANT ON SEPTEMBER 26, 1997 IN BOOK 970926 AS INSTRUMENT NUMBER 00091, AS AMENDED BY THAT CERTAIN SUPPLEMENTAL DECLARATION OF CONTRACTION OF LAND SUBJECT TO ANNEXATION RECORDED ON SEPTEMBER 24, 1998 IN BOOK 980924 AS INSTRUMENT NUMBER 00147, AS AMENDED BY THAT CERTAIN SUPPLEMENTAL DECLARATION OF ADDITION OF LAND TO ANNEXABLE AREA RECORDED FEBRUARY 5, 2008 IN BOOK 20080205 AS INSTRUMENT NUMBER 0003772, WHICH

EXHIBIT "A"
Legal Description
(continued)

EASEMENT IS APPURTENANT TO PARCEL ONE (1).

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
a. 164-23-311-003
b. _____
c. _____
d. _____

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
 ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 29,250,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 29,250,000.00
d. Real Property Transfer Tax Due \$ 149,175.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section NONE
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%
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 _____ Capacity: Escrow Agent
Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: OG Summit LLC, a Delaware Limited Liability Company
Address: Yellowstone Club-American Spirit 12 North Cabin Rd.
City: Big Sky
State: MT Zip: 59716

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Summit Trust, dated October 3, 2024
Address: Bradford Watterson/C/O Baker Tilly, Three Lagoon Dr., Suite 400
City: Redwood City
State: CA Zip: 94065

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: <u>Chicago Title of Nevada, Inc.</u>	Escrow # <u>14624001473</u>
Address: <u>9075 W. Diablo Dr., Suite 100</u>	
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89148</u>