

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 29<sup>th</sup> day of January, 1990, by and between JACK S. BEEBE and DEBRA L. BEEBE, husband and wife

HARICH TAOHE DEVELOPMENTS, a Nevada General Partnership, Party of the First Part/Grantor, and \_\_\_\_\_

\_\_\_\_\_, Party of the Second Part/Grantee, whose address is: P.O. Box 5790, Stateline, Nv 89449 MAIL TAX STATEMENTS TO SAME

W I T N E S S E T H:

That the said Party of the First Part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United states of America, to him in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the said party of the Second Part, and to his heirs and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to his heirs and assigns forever.

This Deed In Lieu of Foreclosure is an absolute conveyance, the Party of the First Part having sold said land to the Party of the Second Part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by JACK S. BEEBE and DEBRA L. BEEBE, husband and wife

to STEWART TITLE OF DOUGLAS COUNTY, Trustee, in favor of HARICH TAOHE DEVELOPMENTS

Beneficiary, recorded on the 8th day of September, 1988, in Book 988 at Page 1189 as Document No. 186005, Official Records of Douglas County, Nevada.

Party of the First Part declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed In Lieu Of Foreclosure between the parties hereto with respect to the property hereby conveyed.

IN WITNESS WHEREOF, the Party of the First Part has executed this conveyance the day and year first hereinabove written.

JACK S. BEEBE  
JACK S. BEEBE

DEBRA L. BEEBE  
DEBRA L. BEEBE

JEFFREY L. HARTMAN, ESQ.  
Attorney at Law  
417 West Plumb Lane  
Reno, NV 89509

STATE OF California )  
COUNTY OF Shasta ) :ss.

On this 29<sup>th</sup> day of January, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JACK S. BEEBE and DEBRA L. BEEBE

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Martha Brandum  
NOTARY PUBLIC



JEFFREY L. HAKIMAN, ESQ.  
Attorney at Law  
417 West Plumb Lane  
Reno, NV 89509

COPY

**AFFIDAVIT**

STATE OF NEVADA            )  
  :SS  
COUNTY OF DOUGLAS  )

HARICH TAHOE DEVELOPMENTS, a Nevada General Partnership, by Brian Walkerley, Controller \_\_\_\_\_, Grantee(s) herein, being first duly sworn upon oath, each for himself or herself and not one for the other, deposes and says:

That he or she has read the foregoing Deed In Lieu Of Foreclosure and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge; that the parties named as Grantees in executing this Affidavit hereby accept said Deed In Lieu Of Foreclosure and agree to its terms and covenants and approve the warranties therein contained.

HARICH TAHOE DEVELOPMENTS  
\_\_\_\_\_

X [Signature]  
by: Brian Walkerley

Subscribed, Sworn to and Acknowledged before me this 7 day of FEBRUARY, 1990.

[Signature]  
\_\_\_\_\_

NOTARY PUBLIC



JEFFREY L. HARTMAN, ESQ.  
Attorney at Law  
417 West Plumb Lane  
Reno, NV 89509

[Handwritten mark]

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 010 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

A Portion of APN 42-261- 10

REQUESTED BY  
STEWART TITLE OF DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

90 FEB -7 P2:15

SUZANNE BEAUDREAU  
RECORDER  
\$ 8<sup>00</sup> PAID: *Bh* DEPUTY  
BOOK

219773  
290 PAGE 1058