

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS IS A DEED OF TRUST, made this June 10, 1993 by and between Hollie R. Miller and Dixie L. Miller, husband and wife  
as joint tenants with right of survivorship.

Truster, to STEWART TITLE of Douglas County, A Nevada Corporation, Trustee for HARICH TAHOE DEVELOPMENTS, a Nevada General Partnership  
Beneficiary.

WITNESSETH:

That the truster does hereby grant, bargain, sell and convey unto the Trustee with power of sale all that certain property situated in Douglas County, Nevada  
as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference)  
AND ALSO all the estate, interest, and other claim, in law and in equity, which the Truster now has or may hereafter acquire in and to said property TOGETHER  
WITH the tenements, hereditaments and appurtenances thereto belonging to or appertaining, and any reversion, reservations or remainders and all rents, issues  
and profits of said real property, subject to the rights and authority conferred upon Beneficiary hereinafter set forth to collect and apply such rents, issues and profits.  
FOR THE PURPOSE OF SECURING:

FIRST: Payment of an indebtedness in the sum of \$ 17,339.00, evidenced by a Promissory Note of even date herewith, with interest thereon, according to the  
terms of said Promissory Note, which Promissory Note is by reference made a part hereof, is executed by the Truster, delivered to Beneficiary, and payable to the  
order of Beneficiary and any and all modifications, extensions and renewals thereof.

SECOND: Payment of all THE RIDGE TAHOE PROPERTY OWNERS ASSOCIATION assessments, dues and membership fees as they become due.  
THIRD: Payment of such additional sums with interest thereon as may be hereafter loaned by Beneficiary to Truster, as additional advances under this Deed of  
Trust by the Promissory Note or Notes of Truster, and payments of any monies advanced or paid out by Beneficiary or by the Trustee to or for Truster pursuant to the  
provisions of this Deed of Trust, and payment of all indebtedness of the Truster to the Beneficiary or to the Trustee pursuant to the provisions  
of this Deed of Trust, and payment of all indebtedness of the Truster to the Beneficiary or to the Trustee which may exist or be contracted for during the life of this  
instrument, with interest, and also as security for the payment and performance of every obligation, covenant, promise or agreement contained herein or contained  
in any Promissory Note or Notes secured hereby, or any agreement executed simultaneously with this Deed of Trust

FOURTH: The expenses and costs incurred or paid by Beneficiary or Trustee in preservation or enforcement of the rights and remedies of Beneficiary and the  
duties and liabilities of Truster hereunder, including, but not limited to, attorneys' fees, court costs, witnesses' fees, expert witnesses' fees, collection costs and  
expenses paid by Beneficiary or Trustee in performing for Truster's account any obligations of Truster or to collect the rents or prevent waste.

AND THIS INDENTURE FURTHER WITNESSETH:

1. Truster promises and agrees to pay when due all assessments, dues and membership fees assessed by or owing to THE RIDGE TAHOE PROPERTY OWNERS ASSOCIATION upon the above-described premises and shall not permit said claims to become a lien upon the premises; to comply with all laws affecting said premises and not commit or permit any acts upon the premises in violation of any law, covenant, condition or restriction affecting said premises.
2. Annually, Truster agrees to cause to be delivered to Beneficiary or to collection agent of Beneficiary a certified copy of the original policy or policies of insurance purchased by THE RIDGE TAHOE PROPERTY OWNERS ASSOCIATION with copies of paid receipts.
3. Truster promises and agrees that if default be made in the payment when due of any installment of principal or interest, or obligation in accordance with the terms of any Promissory Note secured hereby, or in the performance of any of the covenants, promises or agreements contained herein; or if the Truster becomes insolvent or makes a general assignment for the benefit of creditors; or if a petition in bankruptcy is filed by or against the Truster, or if a proceeding be voluntary or involuntarily instituted for reorganization or other debtor relief provided for by the bankruptcy act; OR IF THE TRUSTOR SHALL SELL, TRANSFER, HYPOTHECATE, EXCHANGE OR OTHERWISE BE DIVESTED OF TITLE TO THE ABOVE DESCRIBED PREMISES IN ANY MANNER OR WAY, WHETHER VOLUNTARILY OR INVOLUNTARILY, WHETHER BY THE OPERATION OF LAW OR OTHERWISE; EXCEPT BY DESCENT OR DEVISE; then upon the happening of any such event, the Beneficiary, at its option, may declare all Promissory Notes, sums and obligations secured hereby immediately due and payable without demand or notice, irrespective of the maturity dates expressed therein, and Beneficiary or Trustee may record a notice of such breach or default and elect to cause said property to be sold to satisfy the indebtedness and obligations secured hereby.
4. The following covenants, Nos. 1, 3, 4(interest 18%), 5, 6, 7(reasonable attorneys' fees), 8 and 9 of NRS 107.030, when not inconsistent with covenants and provisions contained herein, are hereby adopted and made a part of this Deed of Trust.
5. The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or permitted by law shall be concurrent and cumulative.
6. The benefits of the covenants, terms, conditions and agreements herein contained shall accrue to, and the obligations thereof shall bind the heirs, representatives, successors and assigns of the parties hereto and the Beneficiary hereof.
7. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all other genders, and the term "Beneficiary" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.
8. As additional security, Truster hereby gives to and confers upon Beneficiary the right, power and authority during the continuance of these trusts to collect the rents, issues and profits of said property, reserving unto Truster the right, prior to any default by Truster in payment of any indebtedness secured hereby or in performance of any obligation hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default Beneficiary may at any time without notice, either in person, or by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any such security of the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such other as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default hereunder or invalidate any act done pursuant to such notice.
9. The trusts created hereby are irrevocable by the Truster.
10. Beneficiary hereby agrees that in the event of default under the terms of this deed of trust and upon the return to Beneficiary the Exhibit "A" real property that the liability of Truster shall be limited to all monies paid to date of the return of Exhibit "A" real property and that no deficiency judgment shall lie against the Trustee.
11. This Deed of Trust may not be assumed without prior written consent of Beneficiary. Should Beneficiary not desire all sums due in accordance with Paragraph 3 above, then this Deed of Trust may only be assumed when the following conditions have been met: the payment to Beneficiary or assigns of an assumption fee of \$150.00 per interval week; credit approval of the assuming party; completion of an acceptance form and statements of acknowledgment by the assuming party of all condominium documents; and execution of an assumption agreement.

IN WITNESS WHEREOF, the Truster has executed this Deed of Trust the day and year first above written.

STATE OF NEVADA, COUNTY OF DOUGLAS

On June 10, 1993 personally appeared before me, a Notary Public,

Hollie R. Miller

Dixie L. Miller

TRUSTEE:

[Signature]  
[Signature]  
Dixie L. Miller

personally known to me, (or proved to me on the basis of satisfactory evidence) who acknowledged that they executed the above instrument.

Signature \_\_\_\_\_  
(Notary Public)

If executed by a Corporation the Corporation Form of Acknowledgement must be used.

Title Order No. \_\_\_\_\_  
Escrow or Loan No. 28-033-11-01

SPACE BELOW THIS LINE FOR RECORDING USE ONLY

Notarial Seal

WHEN RECORDED MAIL TO:

2803311A

RTDEED.DCA  
06/08/90

310275

BK 06 93 PG 4 290

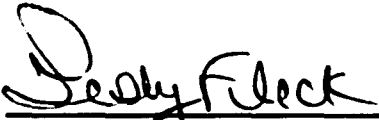
**STATE OF NEVADA**

**COUNTY OF DOUGLAS**

On this 10 day of June 1993, Lesly Fleck, personally appeared before me, whom I know personally to be the person who signed this certificate while under oath, being sworn by me, and swears that he/she was present and saw

Hollis R. Miller and Dixie L. Miller

sign the attached document and that it is their signature.

  
\_\_\_\_\_  
Lesly Fleck

Signed and sworn to before me by Lesly Fleck, this 10 day of June 1993.

\_\_\_\_\_  


Notary Public



**310275**

**BK 0693PG4291**

**EXHIBIT "A" (28)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 33 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-33

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

93 JUN 21 10:11

**310275**

SUZANNE BEAUDREAU  
RECORDER

\$ 7.00 PAID Ch DEPUTY

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