

TRUSTEE'S DEED

THIS DEED is made this 15th day of July, 1998, by Stewart Title of Douglas County, a Nevada Corporation, by W. Shepley Curtis, Assistant Secretary, having a mailing address of 1702 County Rd. Suite B, Minden, Nevada 89423, herein Grantor, and Harich Tahoe Developments, a Nevada general partnership, herein Grantee.

Grantor is the trustee under that certain deed of trust dated July 18, 1988 executed by Fredric S. Osby Sr., an unmarried man and Joi Oubre, an unmarried woman together as joint tenants with right of survivorship for the benefit of Harich Tahoe Developments, a Nevada general partnership having a mailing address of P.O. Box 5790, Stateline, Nevada, 89449, which deed of trust was recorded in the Official Records of the County Recorder of Douglas County, Nevada, in Book 788, at Page 3872 as Document Number 183106, hereinafter the Deed of Trust.

Grantor, as trustee under the Deed of Trust, did sell the Property at public auction at the time and place noticed for such sale on July 10, 1998, to Grantee, the highest bidder, for U.S. \$4,006.94, in cash, in full or partial satisfaction of the indebtedness secured by the Deed of Trust.

Prior to said sale, a Notice of Default and Election to Sell was recorded on March 5, 1998, in Book 398 at Page 0845 as Document Number 434056 in the Official Records of the County in which the property is located, and a Notice of Trustee's Sale with respect to the sale of the Property was published in the Douglas County Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing June 17, 1998, and a copy of said Notice of Trustee's Sale was posted for not less than twenty (20) days in three or more places in the County where said sale was to be held and where said property is located.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to that real property located in the County of Douglas, State of Nevada, legally described as follows and herein referred to as the Property;

See Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

Stewart Title of Douglas County,
a Nevada Corporation

SEAL

By W. Shepley Curtis
W. Shepley Curtis, Assistant Secretary

STATE OF NEVADA)
) SS.
County of Douglas)

On July 15th, 1998, personally appeared before me, a Notary Public, W. Shepley Curtis, who is the Assistant Secretary of Stewart Title of Douglas County, a Nevada Corporation, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument for the purposes therein stated.



Teri Hyman
Notary Public

Mail Tax Statements To:
Harich Tahoe Developments
P.O. Box 5790
Stateline, Nevada 89449

Documentary Transfer Tax: \$5.85
(complete the following if applicable)

Grantee was the foreclosing Beneficiary; Consideration was \$4,006.94; unpaid debt was \$4,006.94;
 Computed on the consideration less liens or encumbrances remaining at the time of the sale.

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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. 024 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 "Swing 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- 24

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

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LINDA SLATER
RECORDER

8⁰⁰ PAID *th* DEPUTY

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