10

Condoshare International Inc.
P.O. Box 8991
Palm Springs, CA 92263

APN-PTN of 07-130-19

NRPTT $1.30

R.P.T.T. $ 1.30

TRUSTEE'S DEED

STROSER ASSETS, INC., a Nevada corporation, herein called Trustee, does hereby grant and convey, but without covenant or warranty, express or implied, to CONDOSHARE INTERNATIONAL INC., a Nevada corporation, whose address is P. O. Box 8991, Palm Springs, CA. 92263, herein called Grantee, the real property situate in the County of Douglas, State of Nevada, described on EXHIBIT "A" attached hereto.

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by RICHARD S. AHLGREN and BONNIE B. BELL-AHLGREN, husband and wife, recorded on May 15, 1992, as Document No. 278688, in Book 592, Page 2607, of Official Records in the Office of the Recorder of Douglas County, Nevada, and pursuant to the Notice of Default recorded on March 5, 1998, as Document No. 434117, in Book 0398, Page 1011, of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada, and having performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing on June 17, 1998, in the RECORD-COURIER, a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in three, or more, places in the County where said sale was to be held and where said property is located.

At the time and place fixed in said Notice of Trustee's Sale, said Trustee did postpone said sale to August 6, 1998, at the same time and place. On August 6, 1998, said Trustee did postpone said sale to August 20, 1998, at the same time and place. Said Trustee did sell said property above described at public auction on August 20, 1998, to said Grantee, being the highest bidder therefor, for $1,000.00 cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

DATED: August 24, 1998

STROSER ASSETS, INC.
a Nevada corporation

M. T. HARSTON, President

0483480

BK1299PG5114

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 24 1998, by M. T. HARSTON, President of STROSER ASSETS, INC., a Nevada corporation.

Josephine Leverett
NOTARY PUBLIC

JOSEPHINE LEVERETT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES AUG. 2, 1999

COPY

EXHIBIT "A"

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (the Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, M.D.B.&M., described as follows: Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4, as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278 of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the dwelling units as defined in the "Declaration of Timeshare Use" as amended.

Also excepting from the real property and reserving to Grantor, its successors and assigns, all those certain easements referred to in Paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto, together with the right to grant said easements to others.

TOGETHER WITH the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada, as Document No. 78917, Second Amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada, as Document No. 84425, Third Amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083, at Page 2572, Document No. 89535, Fourth Amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987, Official Records of Douglas County, Nevada, as Document No. 161309, Fifth Amendment to Declaration of Timeshare Use recorded November 30, 1987, in Book 1187 of Official Records at Page 3946, Douglas County, Nevada, as Document No. 159336, and Sixth Amendment to Declaration of Timeshare Use recorded March 25, 1996, in Book 396 of Official Records at Page 3827, Douglas County, Nevada, as Document No. 383937 ("Declaration"), during a "Use Period" within the HIGH season within the "Owner's Use Year", as defined in the Declaration, together with a non-exclusive right to use the Common Areas as defined in the Declaration. The effect of that certain document entitled "Second Amendment to the By-Laws of KINGSBURY CROSSING OWNERS' ASSOCIATION", recorded March 25, 1996, in Book 396, Page 3817, of Official Records, and "Third Amendment to the By-Laws of KINGSBURY CROSSING OWNERS' ASSOCIATION", recorded March

25, 1996, in Book 396, Page 3822, of Official Records.

SUBJECT TO all Covenants, Conditions, Restrictions, Limitations, Easements, and Rights-of-Way of record.

A portion of APN #07-130-19

#4478

COPY

REQUESTED BY
Cowboshare International
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

1999 DEC 29 AM 9:56

LINDA SLATER
RECORDER

$10.00 PAID K2 DEPUTY

0483480

BK1299PG5117