.DAN APN: 0000-40-050-430

A Portion of APN: 0000-40-050-450 Transfer Tax: 1-95 Contract No. 1600813B

When Recorded Return to: Sunterra Corporation 9921 Covington Cross Dr. Suite #105 Las Vegas, Nv 89144

Deed in Lieu of Foreclosure

* Grantor

THIS DEED is made this day of ______, 2001, between Kelley J. Owens and Chris B. Robbins, a single woman and a single man, together as joint tenants with right of sruvivorship having the address of 959 Heartwood Ave., Vallejo, CA 94591 and Ridge Pointe Limited Partnership, a Nevada Limited Partnership, Grantee, having a mailing address of Post Office Box 5790, Stateline, Nevada 89449.

Grantor, in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does by these presents grant, bargain, and sell unto Grantee, Grantee's heirs, personal representatives, successors and assigns, forever, all that certain property situated in the County of Douglas State of Nevada, described as follows:

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

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all personal property of Grantor, if any, therein (all of the foregoing shall hereinafter be referred to as the "Property");

To have and to hold the Property unto the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever.

This Deed is an absolute conveyance of title to the Property to Grantee and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having transferred said Property to Grantee for a fair and adequate consideration including full satisfaction and discharge of all obligations secured by that Deed of Trust executed by Kelley J. Owens and Chris B. Robbins, a single woman and a single man, together as joint tenants with right of sruvivorship as trustor therein to Stewart Title of Douglas County as trustee in favor of Grantee as beneficiary and recorded on <u>December 18, 1998</u> in Book <u>1298</u> as Page Number <u>4465</u> as Document Number <u>456868</u> in the Official Records of Douglas County, Nevada.

Grantor declares and warrants to Grantee and any title insurance company subsequently insuring title to the Property that this conveyance is freely and voluntarily made and not under coercion or duress; except for easements and restrictions of record and above Deed of Trust, title to the Property is free and clear of all liens and encumbrances; Grantor is the sole owner of the Property and has not previously assigned, alienated, or transferred all or any part of the Property; the granting of this Deed is not being done with the intent to defraud creditors; and Grantor is not a party to any bankruptcy or other insolvency proceeding.

IN WITNESS WHERE OF, Grantor has executed this Deed as of the day and year first here in above written.

Dated: July 14, 2001

Kelley J. Owens

Chris B. Robbins

COUNTY OF SOLORO

On this 4th day of July, 2001, before me, a notary public, in and for said county and state, personally appeared Kelley J. Owens and Chris B. Robbins a single woman and a single man, together as joint tenants with right of sruvivorship, personally known to me to be the person who executed the above instrument, who acknowledged to me that he or she executed the same freely and voluntarily for the purposes therein stated.

MY COMMISSION EXPIRES:

February 9, 200



EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th or 1/2652nd interest in and to lot 160 as shown and defined on TAHOE VILLAGE UNIT No. 1-14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at page 2133, Official Records, Douglas County Nevada, and as amended on Map filed on March 19th, 1999 as file number 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 15th, 1997, as Document No. 0425591, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in ODD —numbered years in accordance with said Declaration.

A portion of APN: 0000-40-050-460

AFFIDAVIT

STATE OF NEVADA				
)
Coi	inty of Clark)

Ridge Pointe Limited Partnership, a Nevada Limited Partnership, being first duly sworn upon oath, deposes says:

That, for purposes of accepting delivery of the foregoing Deed in Lieu of Foreclosure and affiant executing this Affidavit, he is a duly authorized officer or agent of the Grantee named therein; that he has read the Deed in Lieu of Foreclosure and knows the contents thereof; that to the best of his own knowledge, there is no statement contained in the terms, warranties and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following provision, Grantee hereby accepts said Deed in Lieu of Foreclosure and agrees to its term and covenants and approved the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matter appearing in the public records attaching subsequent to the recording of the Deed of Trust which affects the property deeded and provided further that Grantor is the sole, titled record owner of the property.

Ridge Pointe Limited Partnership, a Nevada Limited Partnership

By:

Delinda Sargent,

Authorized Representative

Subscribed, sworn to and acknowledged before me this day of some day of 2001.

Notary Public - State of Nevada County of Clark GRETCHEN S. BROWN My Appointment Expires No: 01-68569-1 May 8, 2005

Notary Public

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REQUESTED BY IN OFFICIAL RECORDS OF DOUGLAS CO. HEVADA 2001 NOV -6 AM 9: 58 LINDA SLATER RECORDER 0527029 BK1101PG1298