

A Portion of APN: 02716017093  
Transfer Tax: 65¢  
Contract No. 1601709C

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

Ridge Pointe Limited Partnership LTD  
PO Box 5790  
Stateline, NV 89449

Deed in Lieu of Foreclosure

THIS DEED is made this 28 day of JUNE, 2001, between **Richard A. Mueller and Miezekatze Mueller, husband and wife, as joint tenants, with right of survivorship** having the address of **30 Massolo Drive #D, Pleasant Hill, CA 94523** and **Ridge Point 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.

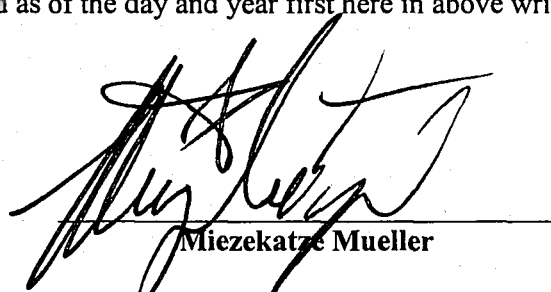
This Deed is an absolute conveyance of title to the Property to Grantee and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having transferred said Property to Grantee for a fair and adequate consideration including full satisfaction and discharge of all obligations secured by that Deed of Trust executed by **Richard A. Mueller and Miezekatze Mueller, husband and wife, as joint tenants, with right of survivorship** as trustor therein to Stewart Title of Douglas County as trustee in favor of Grantee as beneficiary and recorded on **November 12, 1998** in Book **1198** as Page Number **2324** as Document Number **453786** 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: JUNE 28 - 2001

  
Richard A. Mueller

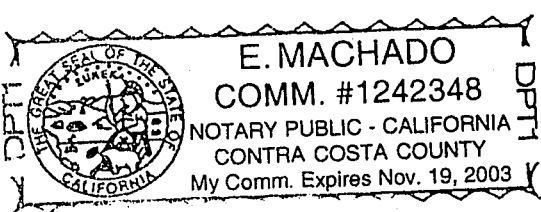
  
Miezekatze Mueller

STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

On this 28<sup>TH</sup> day of JUNE, 2001, before me, a notary public, in and for said county and state, personally appeared **Richard A. Mueller and Miezekatze Mueller husband and wife, as joint tenants, with right of survivorship**, 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.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
NOV. 19<sup>TH</sup> 2003



0530658

BK 120 | PG 7 | 20

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 1/1326<sup>th</sup> or 1/2652<sup>nd</sup> interest in and to lot 160 as shown and defined on TAHOE VILLAGE UNIT No. 1-14<sup>th</sup> 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 19<sup>th</sup>, 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 15<sup>th</sup>, 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

REQUESTED BY  
*Santerra Financial Serv*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2001 DEC 21 AM 11:38

LINDA SLATER  
RECORDER

\$15<sup>00</sup> PAID *K2* DEPUTY

0530658

BK 1201 PG 7121