42-254-06 A portion of APN: R.P.T.T. 15.60

#28-006-18-02

RESORT INVESTMENT CAPITAL LLC. GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made April 17, 2002

between Resort Investment Capital, LLC, a Nevada Limited Liability Company, Grantor, and Thomas J. O'Toole and Olithia O'Toole, Husband & Wife as Joint Tenants with Right of Survivorship Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof:

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Grantor:

Resort Investment Capital, LLC, a Nevada Limited Liability Company

Dan Garrison, Authorized Agent

STATE OF NEVADA

SS

COUNTY OF DOUGLAS

, before me, a Notary Public, in and for said county and state, personally appeared Dan Garrison, who is Authorized Agent of Resort Investment Capital, LLC, a Nevada Limited Liability Company, personally known to me to be the person who executed the above instrument on behalf of the said company, and who acknowledged that he executed the above instrument for the purposes therein stated.

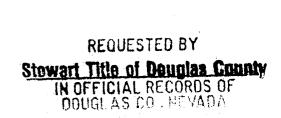
lotary Public

BK 0402 PG 08260



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 3-13th Amended Map, recorded December 31, Village Unit No. 1991, as Document rerecorded as Document No. No. 268097, 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. 06 as shown and defined on said map; together with those easements appurtenant thereto and easements described in the Fourth and Amended Time Covenants, Declaration of Share Conditions Restrictions for The Ridge Tahoe recorded February 14, 1984, 096758, as amended, and in the Declaration of Document No. 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 271727, and as described in the 1992, as Document No. Affecting The Ridge Recitation of Easements Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-06



2002 APR 26 AM 10: 36

0540706 BK0402PG08261 LINDA SLATER
RECORDER

SE PAID Q DEPUTY