

WHEN RECORDED MAIL TO:

Sunterra Financial Services, Inc
Attn: Larry Alexander
3865 W. Cheyenne Ave, Bldg 5
N.Las Vegas NV 89032

MAIL TAX STATEMENTS TO:

SUNTERRA FINANCIAL SERVICES, INC.
3865 W. CHEYENNE AVE.
BLDG. 5
NORTH LAS VEGAS, NV 89032

Space above this line for recorder's use only

Trustee Sale No. 02-03953 Loan No. 2716021121 Title Order No. 02-144156

TRUSTEE'S DEED UPON SALE

APN 1319-30-712-001

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$20,308.96
- 3) The amount paid by the grantee at the trustee sale was \$20,308.96
- 4) The documentary transfer tax is \$ 26.65
- 5) Said property is in STATELINE

and ARM FINANCIAL CORPORATION (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to RIDGE POINTE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of California, described as follows:

AS MORE FULLY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

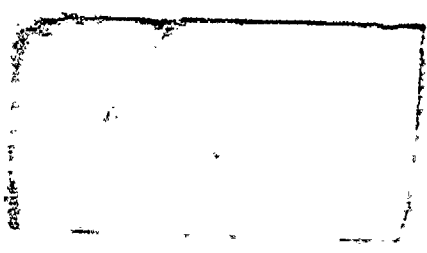
455 TRAMWAY DR., , STATELINE, NV 89449

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 10/24/1998 and executed by JONATHAN P. MACKENZIE AND CYNTHIA M. MACKENZIE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Trustor, and Recorded on 11/04/1998 as Instrument 0453292 in Book 1198 at Page 0816 of official records of DOUGLAS County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

0572158

BK0403PG00620



T.S. #: 02-03953
LOAN #: 2716021121
ORDER #: 02-144156

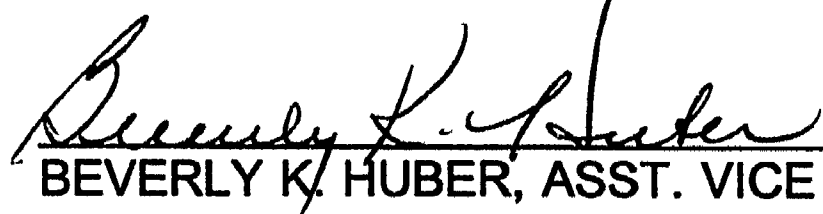
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 03/05/2003. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$20,308.96 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: March 5, 2003

ARM FINANCIAL CORPORATION, as Trustee

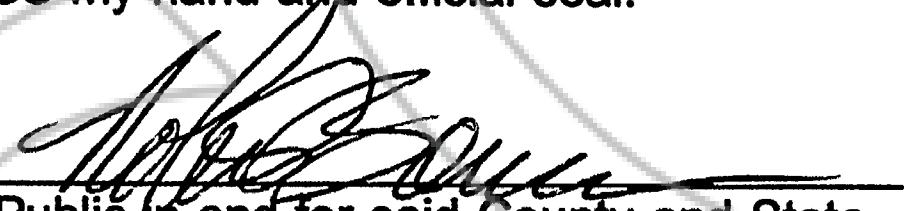

BEVERLY K. HUBER, ASST. VICE PRESIDENT

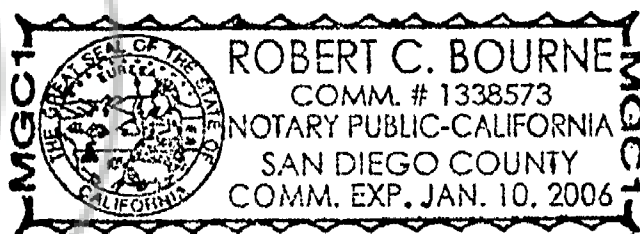

CINDI STEWART, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On March 5, 2003 before me, ROBERT C. BOURNE, a Notary Public in and for said county, personally appeared BEVERLY K. HUBER, ASST. VICE PRESIDENT and CINDI STEWART, ASSISTANT SECRETARY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public in and for said County and State



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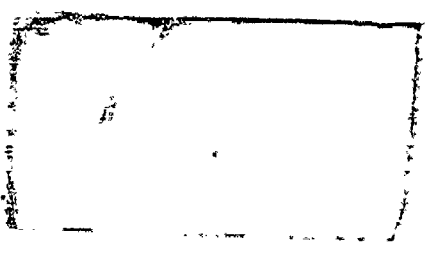


EXHIBIT "A" (160)

**LEGAL DESCRIPTION
FOR
TAHOE VILLAGE**

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 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, OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; 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 05, 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 EACH YEAR IN ACCORDANCE WITH SAID DECLARATION.

A PORTION OF APN: 0000-40-050-450

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 APR -1 PM 4:03

WERNER CHRISTEN
RECORDER

s. *W* PAID *Bl* DEPUTY

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BK0403PG00622

