

PTN APN 1319-30-712-001

WHEN RECORDED MAIL TO:

**ARM FINANCIAL CORPORATION
P.O. BOX 85309
SAN DIEGO, CA 92186-5309**

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. 02-02828 Loan No. 2710600951 Title Order No. 02-143067

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 \$17,968.39
- 3) The amount paid by the grantee at the trustee sale was \$17,968.39
- 4) The documentary transfer tax is \$23.40
- 5) Said property is in

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, DBA SUNTERRA RESORTS (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of DOUGLAS, State of Nevada, 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 02/24/2000 and executed by FELIX GUZMAN AND VICTORIA EGER, AN UNMARRIED MAN AND AN UNMARRIED WOMAN, TOGETHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Trustor, and Recorded on 03/10/2000 as Instrument 0487693 in Book 0300 at Page 1728 of official records of DOUGLAS County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

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T.S. #: 02-02828
LOAN #: 2710600951
ORDER #: 02-143067

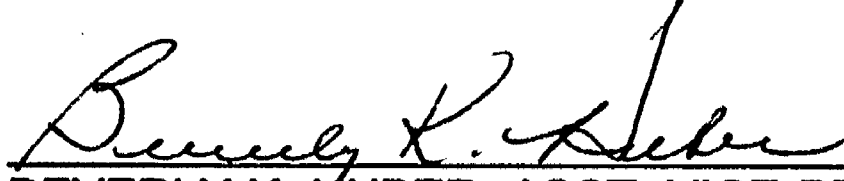
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

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 12/11/2002. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$17,968.39 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: December 13, 2002

ARM FINANCIAL CORPORATION, as Trustee


BEVERLY K. HUBER, ASST. VICE PRESIDENT

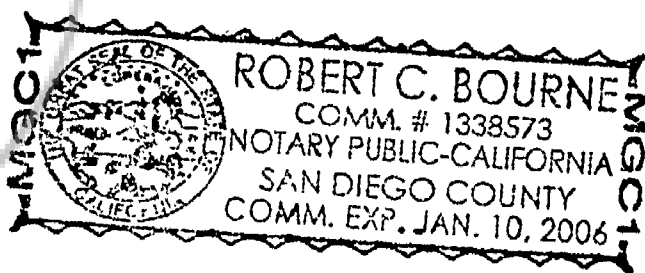

CINDI STEWART, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On December 13, 2002 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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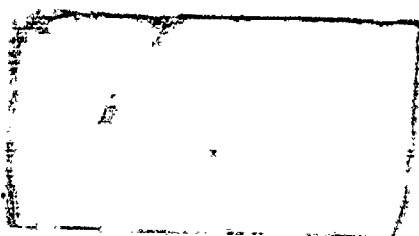


EXHIBIT "A" (160)

**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 1/2652ND INTEREST IN AND TO LOT 160 AS DESIGNATED 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, EXCEPTING THEREFROM THAT CERTAIN REAL PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 160; THENCE SOUTH 31° 11' 12" EAST 81.16 FEET; THENCE SOUTH 58° 48' 39" WEST 57.52 FEET; THENCE NORTH 31° 11' 12" WEST 83.00 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 180 FEET, A CENTRAL ANGLE OF 18° 23' 51", AN ARC LENGTH OF 57.80 FEET THE CHORD OF SAID CURVE BEARS NORTH 60° 39' 00" EAST 57.55 FEET TO THE POINT OF BEGINNING. CONTAINING 4,633 SQUARE FEET, MORE OR LESS, AS SHOWN ON THAT BOUNDARY LINE ADJUSTMENT MAP RECORDED AS DOCUMENT NO. 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 05, 1997, AS DOCUMENT NO. 0425591, AND AS AMENDED ON MARCH 19, 1999 AS DOCUMENT NO. 463766, 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 EVEN-NUMBERED YEARS IN ACCORDANCE WITH SAID DECLARATION.

A PORTION OF APN: 1319-30-712-001

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

2003 APR -3 PM 4: 07

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID *[Signature]* DEPUTY

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