

R.P.T.T.: \$ 19.50  
A portion of APN ~~0000-40-050-460~~

1319-30-712-001 *DK*

#16-011-45-01

**THE RIDGE POINTE  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 20th day of June, 2003 between SUNTERRA RIDGE POINTE DEVELOPMENT, LLC, a Delaware limited liability company, Grantor and Richard A. Valles, Grantee;

*La single man*

**WITNESSETH:**

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, 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" 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;

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 Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997, as Document no. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, 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 the 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.

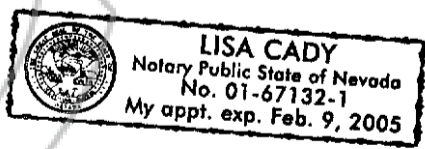
SUNTERRA RIDGE POINTE DEVELOPMENT, LLC  
a Delaware limited liability company

STATE OF Nevada )  
                                  ) SS.  
COUNTY OF Clark )

By: SUNTERRA DEVELOPER AND SALES HOLDING COMPANY,  
a Delaware Corporation and its manager  
By: *Joseph Romero*  
Authorized Representative - Joseph Romero

On this 25<sup>th</sup> day of June, 2003, personally appeared before me, a notary public, Joseph Romero known to me to be the Authorized Representative acknowledged to me that he executed the document on behalf of said corporation, Sunterra Developer and Sales Holding Company, a Delaware corporation.

*Lisa Cady*  
Notary Public



WHEN RECORDED MAIL TO:  
Sunterra Financial Services, Inc.  
3865 W. Cheyenne  
N. Las Vegas, NV 89032

0581865

BK 0603 PG 16256

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> interest in and to Lot 160 as designated 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, 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. 0463765; 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 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, 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: 1319-30-712-001

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

2003 JUN 30 AM 9:34

WERNER CHRISTEN  
RECORDER

PAID *KJ* DEPUTY

0581865

BK 0603 PG 16257