

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 FEB 23 AM 11:31

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *kr* DEPUTY

A PORTION OF APN: 1319-30-645-003

INTERVAL NO. 42-297-14-81

TRUSTEE'S DEED UPON SALE

STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, herein called Trustee does hereby grant and convey, but without covenant or warranty, express or implied, to Sierra Tahoe Partners, L.P., a California limited partnership, herein called Grantee, the real property in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, Successor Trustee, or Substituted Trustee, under that certain Deed of Trust, executed by RAMONA G. O'CONNOR and THOMAS E. O'CONNOR III, wife and husband as joint tenants with right of survivorship as Trustor, recorded on December 31, 1997, as Document No. 429518 in Book 1297, Page 5815, of Official Records in the Office of the Recorder of Douglas County, Nevada and pursuant to the Notice of Default recorded October 9, 2003, as Document No. 592963, in Book 1003, Page 4449, of Official Records of said county. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing on January 21, 2004, in the RECORD COURIER, a legal news paper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in three, or more, places in the County where said sale was to be held and where said property is located. At the time and place fixed in said Notice of Trustee's Sale said Trustee did sell said property above described at public auction on February 11, 2004 to said Grantee, being the highest bidder therefore, for \$8,222.23 cash, lawful money of the United States in full satisfaction of the indebtedness then secured by said Deed of Trust.

Dated: February 11, 2004

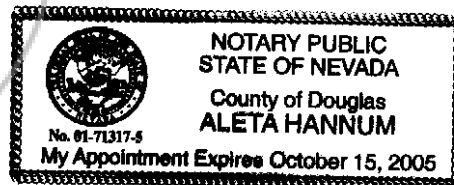
STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation

By: *W. Shepley Curtis*

W. Shepley Curtis, Assistant Secretary

State of Nevada

County of Douglas



On February 11, 2004, before me, a notary public in and for said state, personally appeared W. Shepley Curtis who is the Assistant Secretary of STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, personally known to me to be the person who executed the above instrument on behalf of the said corporation, and acknowledged to me that he executed the same for the purposes therein stated.

Aleta Hannum
Notary Public

Documentary Transfer Tax ~~\$11.05~~ ^{33.45} computed on the consideration or value, of property conveyed. Grantee was the Foreclosing Beneficiary. Consideration \$8,222.23.

WHEN RECORDED, MAIL TO:
Sierra Tahoe Partners
P.O. Box 7200
Stateline, NV 89449-7200

MAIL TAX BILLS TO:
Ridge Tahoe Property Owner's Assoc.
P.O. Box 5790
STATELINE, NV 89449

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EXHIBIT "A"

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 297 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in EVEN - numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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