

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2004 APR 22 AM 10:16

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID BL DEPUTY

DEED IN LIEU OF FORECLOSURE

37-049-50-82
A Portion of APN: 1319-30-644-012
R.P.T.T. — 0-

THIS INDENTURE, made and entered into this 7 day of April, 2004 by and between Matthew W. McAvoy, a single man, Party of the First Part/Grantor and FINOVA Capital Corporation, A Delaware corporation, formerly known as Greyhound Financial Corporation, assignee of Harich Tahoe Developments, a Nevada General Partnership, Party of the Second Part/Grantee,

WITNESSETH:

That the said Party of the First Part in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America to him in hand paid by the said Party of the Second Part, the receipt of whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the said party of the Second Part, and to his heirs and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, described as follows.

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to his heirs and assigns forever.

This Deed in Lieu of Foreclosure is an absolute conveyance, the Party of the First Part having sold said land to the Party of the Second paid for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Matthew W. McAvoy, * STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation. Trustee for HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Beneficiary, recorded on November 14, 1997, in Book 1197 Page 2646 Number, as Instrument No 426276, Official Records of Douglas County, Nevada. Party of the First Part declare(s) that this conveyance is freely and fairly made and there are no agreements, oral or written, other than this Deed in Lieu of Foreclosure between the parties hereto with respect to the property hereby conveyed.

IN WITNESS WHEREOF, the party of the First Part has executed this conveyance the day and year first herein above written.

* a single man to

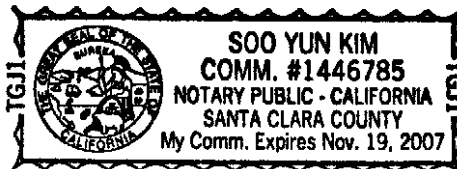
[Signature]
Matthew W. McAvoy
STATE OF California)
COUNTY OF Santa Clara)ss

On this 7th day of April, 2004 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew W. McAvoy, ~~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

[Signature]
NOTARY PUBLIC

WHEN RECORDED MAIL TO:
RESORT REALTY SERVICES, INC.
P.O. Box 16800
South Lake Tahoe, CA 96151-6800



0610847

BK 0404 PG 10387

EXHIBIT "A"

(37)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 049 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in the EVEN -numbered years in the SWING "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644- 012

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