

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 MAY 13 AM 10: 27

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID Bl DEPUTY

DEED IN LIEU OF FORECLOSURE

37-097-03-03
A Portion of APN: 1319-30-721-018

R.P.T.T. — 0-

THIS INDENTURE, made and entered into this 29 day of March, 2004 by and between ROBERT C. EDWARDS and JOANNE EDWARDS, husband and wife as joint tenants with right of survivorship, 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 ROBERT C. EDWARDS * STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation. Trustee for HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Beneficiary, recorded on July 8, 1994, in Book 794, Page 1030 Number, as Instrument No 341446, 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.

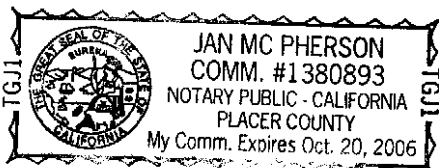
Jo Anne Edwards
JO ANNE EDWARDS
STATE OF CALIFORNIA)
COUNTY OF PLACER)

Robert C Edwards
ROBERT C EDWARDS

)ss * and JoANNE EDWARDS, husband and wife to

On this 17th day of April, 2004 before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~JO ANNE EDWARDS~~ and ROBERT C EDWARDS, 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
Jan McPherson
NOTARY PUBLIC
WHEN RECORDED MAIL TO:
RESORT REALTY SERVICES, INC.
P.O. Box 16800
South Lake Tahoe, CA 96151-6800



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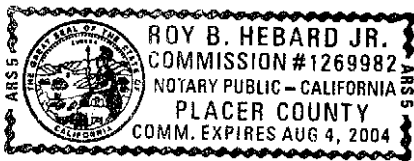
BK 0504 PG 05510

CALIFORNIA ACKNOWLEDGMENT

State of California

County of Placer

On March 29, 2004 before me, Roy B. Hebard, Jr., Notary Public, personally appeared Jo Anne Edwards, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal

A handwritten signature in black ink, appearing to read 'Roy B. Hebard, Jr.', written over a horizontal line.

Description of Attached Document

Deed in Lieu of Foreclosure

Number of pages including this page

3

Date of Document

March 29, 2004

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EXHIBIT "A"

(31)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 31 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 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. 097 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, 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 Lots 31, 32 or 33 only, for one week each year in the Summer "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-721- 018

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