

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUL 27 AM 10:39

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *Kj* DEPUTY

49-109-14-02
A Portion of APN: 1319-30-631-009
Documentary Transfer Tax: \$42.90
Mail Tax Bills To:
Ridge Crest Property Association
P.O. Box 5790
Stateline, Nevada 89449
When Recorded, Mail To:
Stewart Title of Douglas County
1702 County Rd, Suite B
Minden, Nevada 89423

TRUSTEE'S DEED

THIS DEED is made this 15 day of July, 2004, by Stewart Title of Douglas County, a Nevada Corporation, W. Shepley Curtis, Assistant Secretary, having a mailing address of 1702 County Road, Suite B, Minden Nevada, 89423, herein Grantor, and THE RIDGE CREST PROPERTY OWNERS' ASSOCIATION, a Nevada non-profit corporation, herein Grantee.

Grantor is the trustee under the certain deed of trust dated June 06, 1998 executed by EDWARD J. OSTERMAN and MARY E. OSTERMAN, husband and wife as joint tenants with right of survivorship for the benefit of RIDGE CREST PROPERTY OWNERS' ASSOCIATION, a Nevada non-profit corporation having a mailing address of P.O. Box 5790, Stateline, Nevada, 89449, which deed of trust was recorded in the Official Records of the County Recorder of Douglas County, Nevada, in Book 0698 at Page 5204 as Document Number 0442467. hereinafter the Deed of Trust.

Grantor, as trustee under the Deed of Trust, did sell the Property at public auction at the time and place noticed for such sale on July 15, 2004, to Grantee, the highest bidder, for U.S. \$10,722.23, in cash, in full or partial satisfaction of the indebtedness secured by the Deed of Trust.

Prior to said sale, a Notice of Default and Election to Sell was recorded on October 09, 2003, in Book 1003 at Page 4459 as Document Number 0592968 in the Official Records of the County in which the property is located, and a Notice of Trustee's Sale with respect to the sale of the Property was published in the Douglas County Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing June 16, 2004, and a copy of said Notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) United States Post Office, Zephyr Cove, Kingsbury Substation; (2) United States Post Office, Zephyr Cove, Round Hill Substation; and (3) Douglas County Courthouse, Stateline.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey, and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to that real property located in the County of Douglas, State of Nevada, legally described as follows and herein referred to as the Property;

See Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this Trustee's Deed to be executed in its name as of the day and year first above written.

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

Stewart Title of Douglas County
a Nevada Corporation

By: *W. Shepley Curtis*
W. Shepley Curtis, Assistant Secretary

0619863

BK0704 PG11520

49-109-14-02

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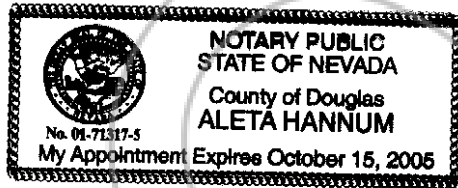
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Minden, Nevada 89423

TRUSTEE'S DEED

On July 15 2004, personally appeared before me, a Notary Public, 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 whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument for the purposes therein stated.


Notary Public



0619863

BK0704PG11521

EXHIBIT "A"

(49)

A timeshare estate comprised of:

PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:

(A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.

(B) Unit No. 109 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

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BK 0704 PG 11522