

DOC # 0638445  
03/08/2005 03:39 PM Deputy: KLJ

OFFICIAL RECORD

Requested By:

FIRST AMERICAN TITLE

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0305 PG- 3251 RPTT: 44.85



H.O.F  
A.P.N. 1319-30-712-001  
Recording requested by:

When recorded mail to:

Sunterra Financial Services  
3865 West Cheyenne Avenue  
North Las Vegas, NV 89032

Space above this line for recorder's use only

T.S. No. 200403076-Z - 22279

Title Order No. 200403076

Loan No. 299218

## Trustee's Deed Upon Sale

APN: 1319-30-712-001

The undersigned grantor declares:

- 1) The grantee herein **WAS** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$11,026.20**
- 3) The amount paid by the grantee at the trustee sale was: **\$11,026.20**
- 4) The documentary transfer tax is: **\$44.85**
- 5) Said property is in: **the County of Douglas**

and **The Law Offices of Steven J. Melmet, Inc.**, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

**Sunterra Mortgage Holdings, LLC, a Delaware limited liability company**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of California, and described as follows:

**Please see attached exhibit "A"**

### RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **12/18/1999**, executed by **Keith Marshall, an unmarried man and Tina Snell, an unmarried woman, together as joint tenants with right of survivorship**, as Trustor, to secure certain obligations in favor of **Ridge Pointe Limited Partnership, a Nevada limited partnership, dba Sunterra Resorts - The Ridge Pointe**, as beneficiary, recorded **04/14/2000**, as Instrument No. **0489900**, in Book **0400**, on Page **2450**, of Official Records in the Office of the Recorder of **Douglas County, California**, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

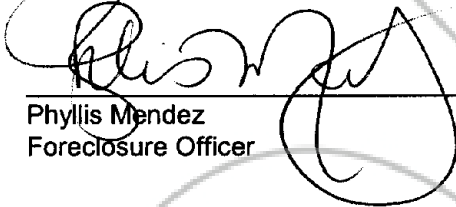
Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **2/9/2005** at the place named in the Notice of Sale, in the County of **Douglas**, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$11,026.20** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: February 9, 2005


**THE LAW OFFICES OF STEVEN J. MELMET, INC.**

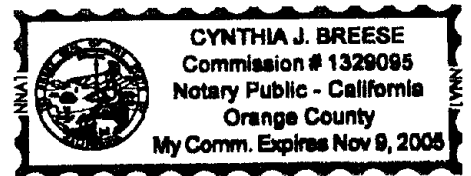
BY:   
Phyllis Mendez  
Foreclosure Officer

State of California )  
County of Orange )

On **February 9, 2005** before me, the undersigned Notary Public, **Phyllis Mendez**, personally appeared personally 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 and 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: 



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS # 200403076

Exhibit "A"

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 1/2652ND INTEREST IN AND TO LOT 160 AS DESIGNATED ON TAHOE VILLAGE UNIT NO. 1 - 14TH AMENDED MAP, RECORDED SEPTEMBER 16, 1996, AS DOCUMENT NO. 396458 IN BOOK 996 AT PAGE 2133, OF 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. 463765; 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. 463766, AND SUBJECT TO SAID DECLARATION; WITH THE EXCLUSIVE RIGHT TO USE SAID INTEREST, IN LOT 160 ONLY, FOR ONE USE PERIOD EVERY OTHER YEAR IN ODD-NUMBERED YEARS IN ACCORDANCE WITH SAID DECLARATION.

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