

When Recorded Return to:
Sunterra Corporation
3865 W. Cheyenne Blvd. Bldg. #5
N. Las Vegas, Nevada 89032

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0405 PG- 7841 RPTT: 1.95

A portion of APN: 1319-30-631-027
Transfer Tax:
Contract No. 2730930850



Deed in Lieu of Foreclosure

THIS DEED is made this 21st day of MARCH, 2005, between **Ward O'Shea and A. Tyler O'Shea, husband and wife as joint tenants with right of survivorship, Grantor(s)** having the address of **P.O. Box 1763, Crystal Bay, NY 89402** and **Harich Tahoe Developments, a Nevada General Partnership, Grantee**, having a mailing address of **Post Office Box 5790, Stateline, Nevada 89449**.

Grantor, in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does by these presents grant, bargain, and sell unto Grantee, Grantee's heirs, personal representatives, successors and assigns, forever, all that certain property situated in the County of Douglas State of Nevada, described as follows:

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

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all personal property of Grantor, if any, therein (all of the foregoing shall hereinafter be referred to as the "Property");


To have and to hold the Property unto the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever.

This Deed is an absolute conveyance of title to the Property to Grantee and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having transferred said Property to Grantee for a fair and adequate consideration including full satisfaction and discharge of all obligations secured by that Deed of Trust executed by **Ward O'Shea and A. Tyler O'Shea, husband and wife as joint tenants with right of survivorship** as trustors therein to Stewart Title of Douglas County as trustee in favor of Grantee as beneficiary and recorded on 4/12/1999 in Book 0499 as Page Number 2054 as Document Number 0465463 in the Official Records of Douglas County, Nevada.

Grantor declares and warrants to Grantee and any title insurance company subsequently insuring title to the Property that this conveyance is freely and voluntarily made and not under coercion or duress; except for easements and restrictions of record and above Deed of Trust, title to the Property is free and clear of all liens and encumbrances; Grantor is the sole owner of the Property and has not previously assigned, alienated, or transferred all or any part of the Property; the granting of this Deed is not being done with the intent to defraud creditors; and Grantor is not a party to any bankruptcy or other insolvency proceeding.

IN WITNESS WHERE OF, Grantor has executed this Deed as of the day and year first here in above written.

Dated: March 21st, 2005


Grantor **Ward O'Shea**

402752

STATE OF Nevada
COUNTY OF Washoe

On this 21st day of March, 2005, before me, a notary public, in and for said county and state, personally appeared **Ward O'Shea**, personally known to me to be the person who executed the above instrument, who acknowledged to me that he or she executed the same freely and voluntarily for the purposes therein stated.

Kirstin Richards
NOTARY PUBLIC

MY COMMISSION EXPIRES:
June 28 2008



COPY



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Grantor, in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does by these presents grant, bargain, and sell unto Grantee, Grantee's heirs, personal representatives, successors and assigns, forever, all that certain property situated in the County of Douglas State of Nevada, described as follows:

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

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To have and to hold the Property unto the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever.

This Deed is an absolute conveyance of title to the Property to Grantee and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having transferred said Property to Grantee for a fair and adequate consideration including full satisfaction and discharge of all obligations secured by that Deed of Trust executed by **Ward O'Shea and A. Tyler O'Shea, husband and wife as joint tenants with right of survivorship** as trustees therein to Stewart Title of Douglas County as trustee in favor of Grantee as beneficiary and recorded on 4/12/1999 in Book 0499 as Page Number 2054 as Document Number 0465463 in the Official Records of Douglas County, Nevada.

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IN WITNESS WHERE OF, Grantor has executed this Deed as of the day and year first here in above written.

Dated: March 30 2005

Alysa Louther Childs
Formerly Alysa O'Shea
Grantor **A. Tyler O'Shea**



STATE OF VIRGINIA, AT LARGE
CITY
COUNTY OF CHARLOTTESVILLE

On this 30th day of March, 2005, before me, a notary public, in and for said county and state, personally appeared A. Tyler Louthan Childs, personally known to me to be the person who executed the above instrument, who acknowledged to me that he or she executed the same freely and voluntarily for the purposes therein stated.

MY COMMISSION EXPIRES:

Brenda H. Vessi
NOTARY PUBLIC

3-31-06

COPY



BK- 0405
PG- 7844

EXHIBIT "A"
RIDGE CREST LEGAL

An Alternate Timeshare estate comprised of:

- PARCEL 1: An undivided 1/102nd 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 certain condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 771, Douglas County, Nevada, as Document No. 183624.
 - (B) Unit No. **308** 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 for 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 "ALTERNATE USE WEEK" within the even numbered years 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 "alternate use week" as more fully set forth in the CC&R's.

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