

OFFICIAL RECORD
Requested By:
SUNTERRA

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0405 PG- 7849 RPTT: # 1



Contract Number RPT1600513B
R.P.T.T.: \$ 0 EXEMPT
A portion of APN 1319-30-712-001

**THE RIDGE POINTE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, is made this 14th day of Apr, 2005, between Sunterra Mortgage Holdings, L.L.C., a Delaware limited liability company, and the successor in interest by merger to Sunterra Finance, L.L.C., a Georgia limited liability company, ("Grantor"), the address of which is c/o Customer Service, Sunterra Financial Services, Inc., 3865 W. Cheyenne, North Las Vegas, Nevada 89032, and Sunterra Ridge Pointe Development, L.L.C., a Delaware limited liability company ("Grantee"), whose address is c/o Customer Service, Sunterra Financial Services, Inc., 3865 W. Cheyenne, North Las Vegas, Nevada 89032.

WITNESSETH:

That Grantor, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell unto Grantee, Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on 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;

SUBJECT TO any and all matters of record, including taxes assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997 as Document no. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

(Biennial)

EXHIBIT "A" (160)

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, 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 angel 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 during the Odd year in accordance with said Declaration.

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