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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 3 Fee: 16.00
BK-0906 PG- 4102 RPIT: 48.75

A portion of APN: 1319-30-643-020
Transfer Tax:
Contract No. 2728017491



Deed in Lieu of Foreclosure

THIS DEED is made this 22 day of FEBRUARY, 2006, between **Everardo Rodriguez and Sandra Rodriguez, husband and wife as joint tenants with right of survivorship**, Grantor(s) having the address of 504 Niveo Lane, Oxnard, CA 93030-3787, 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 **Everardo Rodriguez and Sandra Rodriguez**, as trustors therein to Stewart Title of Douglas County as trustee in favor of Grantee as beneficiary and recorded on 7/12/1995 in Book 795 as Page Number 1221 as Document Number 365947 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: February 22, 2006.

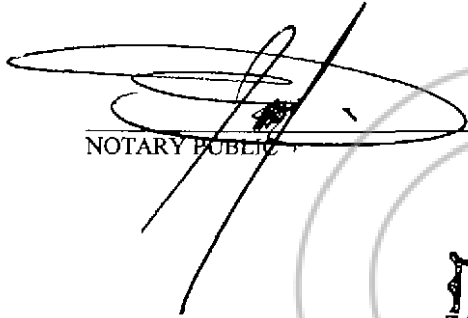
Everardo Rodriguez
Grantor Everardo Rodriguez

Laura F. Rodriguez
Grantor Sandra Rodriguez

STATE OF CALIFORNIA

COUNTY OF SANTA BARBARA

On this 22 day of February, 2006, before me, a notary public, in and for said county and state, personally appeared, 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.



NOTARY PUBLIC

MY COMMISSION EXPIRES:
Oct/12/2007.

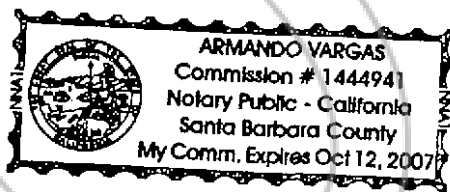


EXHIBIT "A" (28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 17 as shown and defined on said Condominium Plan; 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 Six recorded February 24, 1992, as Document No. 271727, 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 Lot 28 only, for one week each year in accordance with said Declaration.

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