

First American Title

RECORDING REQUESTED BY

Aztec Foreclosure Corporation  
3300 N. Central Ave. Suite, 2200  
Phoenix, AZ 85012

MAIL TAX STATEMENTS TO:

Diamond Resorts Corporation  
3865 W. Cheyenne Ave., Bldg. 5  
North Las Vegas, Nevada 89032



Space above this line for recorder's use

Trustee Sale No. 54-7016 Title Order No. 3414795  
APN # 1319-30-712-001 *PYN*  
355351

**TRUSTEE'S DEED UPON SALE**

The undersigned grantor(s) declare(s):

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with cost was \$4,085.01
- 3) The amount paid by the grantee at the trustee sale was \$4,085.01
- 4) The document transfer tax is ~~\$15.60~~ *17.55*
- 5) Said property is in the city of STATELINE.

Aztec Foreclosure Corporation (whereas so designated in the Deed of Trust herein under more particularly described or as duly appointed Trustee), does hereby GRANT and CONVEY, but without covenant or warranty, express or implied, to DIAMOND RESORTS MORTGAGE HOLDINGS, LLC (f/k/a Sunterra Mortgage Holdings, LLC), a Delaware limited liability company (herein called Grantee), all right, title and interest in and to that certain property situated in the County of Douglas, State of Nevada, and described as follows:

**Unit 014, Week 32 B ALL in addition see attached Exhibit A for complete legal description.** Which is a timeshare interest at : 455 TRAMWAY DR., STATELINE, NV 89449

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust Recorded on November 12, 1999, in Instrument No. 0480533, Book No. 1199, Page No. 2092 of official records in the Office of the Recorder of DOUGLAS County, Nevada, and executed by: **Ninia Fang, a Single Woman and Willie Kao, an**

T.S. #: 54-7016 SUA  
TITLE ORDER #: 3414795

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**Unmarried Man**, as Trustor(s), under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust and pursuant to the Notice of Default and Election to Sell under the Deed of Trust described above. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

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, and such default still existed at the time of sale.

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.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 05/14/2008. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$4,085.01 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of sale Trustee's Sale.

Date: June 10, 2008

Aztec Foreclosure Corporation

  
Karl Sheehan  
Assistant Secretary & Assistant Vice President



## EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, TOWNSHIP OF STATELINE, AND IS DESCRIBED AS FOLLOWS:

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 1/1326TH 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 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 EACH YEAR IN ACCORDANCE WITH SAID DECLARATION.

1319-30-712-001

