

THE RIDGE SIERRA
GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 16th day of June,
19 94 between QM Corporation, a Nevada Corporation, Grantor and
SHANE HEFLIN and NANCY R. HEFLIN, husband and wife as joint tenants with
right of survivorship

Grantee:

WITNESSETH:

That Grantor, in consideration of 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 the Grantee and Grantee's heirs and assigns, all that certain property, located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is 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, rights of way, agreements and the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, page 1232, as under Document No. 134786, 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 their assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first herein above written.

STATE OF NEVADA)
) SS.:
COUNTY OF DOUGLAS)

QM CORPORATION,
A Nevada Corporation

On this 3rd day of May
19 94, personally appeared before
me, a notary public, _____
FOSTER K. MULLEN

By: [Signature]
Foster K. Mullen,
President

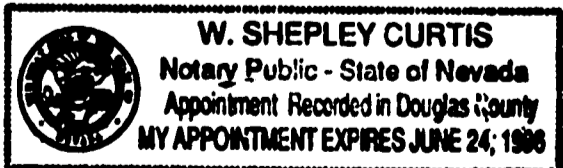
known to me to be the PRESIDENT
of QM Corporation, a Nevada
corporation, and acknowledged to
me that he executed the document
on behalf of said corporation.

[Signature]

NOTARY PUBLIC

04-030-01-86

SPACE BELOW FOR RECORDER'S
USE ONLY



WHEN RECORDED MAIL TO

Shane Heflin and
Nancy R. Heflin
690 Wilson 50-11
Battle Mountain, NV 89820

342639

BK0794PG4016

EXHIBIT 'A'

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(a) An undivided 1/6th interest as tenants in common, in and to the Common Area of Lot 20 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. B3 as shown and defined on said condominium map recorded as Document No. 93406, 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 Areas as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, 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" in Even numbered years within the Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, 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 Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R'S.

A portion of APN 40-360- 06

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'94 JUL 27 AIO:33

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SUZANNE BEAUDREAU
RECORDER
\$ 8⁰⁰ PAID *Bh* DEPUTY