

THE RIDGE SIERRA
GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 27th day of October,
19 95 between QM Corporation, a Nevada Corporation, Grantor and
CHRISTOPHER S. MARTIN and STEFANY M. MARTIN, 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.

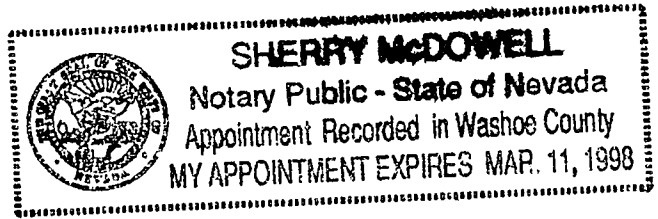
STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

QM CORPORATION,
A Nevada Corporation

On this 8TH day of NOVEMBER
19 95, personally appeared before
me, a notary public, _____
FOSTER K. MULLEN,

By: _____
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.



Sherry McDowell
NOTARY PUBLIC

02-010-28-04

SPACE BELOW FOR RECORDER'S
USE ONLY

WHEN RECORDED MAIL TO

CHRISTOPHER S MARTIN &
STEFANY M MARTIN
6510 EAST WATERTON AVE
ORANGE CA 92667

376337

BK 1295PG0542

EXHIBIT 'A'

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 3 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, 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. A2 as shown and defined on said condominium map recorded as Document No. 93408, 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. 93408, 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 "Use Week" 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 42-230- 10

REQUESTED BY

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

'95 DEC -6 A10 :02

LINDA SLATER
RECORDER

\$ 8.00 PAID *KS* DEPUTY

376337

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