

THE RIDGE SIERRA  
GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 17th day of March,  
19 96 between QM Corporation, a Nevada Corporation, Grantor and  
MARK E. PAYNE and DEANNA L. PAYNE, 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.

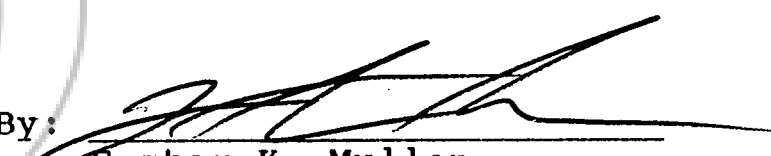
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

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 1st day of MAY  
19 96, personally appeared before  
me, a notary public, \_\_\_\_\_  
**FOSTER K. MULLEN**

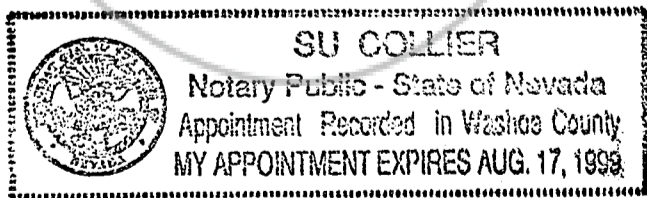
By:   
Foster K. Mullen,  
President

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.

  
NOTARY PUBLIC

04-027-51-83

SPACE BELOW FOR RECORDER'S  
USE ONLY



WHEN RECORDED MAIL TO

MARK E PAYNE  
DEANNA L PAYNE  
3228 SANGUINETTI LN  
STOCKTON CA 95205

388992

BK 0596 PG 5342

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. A3 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 Swing "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 40-360-05

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

'96 MAY 31 A9:48

388992

BK0596PG5343

LINDA SLATER  
RECORDER  
PAID DEPUTY