

## DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 7th day of October, 19 97, by and between EVERETT A. MANNING AND DIANE B. MANNING, Parties of the First Part/Grantors, and Q. M. CORPORATION, a Nevada Corporation, Party of the Second Part/Grantee, whose address is 515 Nichols Blvd., Sparks Nevada 89431,

## W I T N E S S E T H :

That the said Parties of the First Part, for adequate consideration, do by these presents, GRANT, BARGAIN AND SELL unto the said Party of the Second Part, and to its heirs and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, more particularly described on EXHIBIT "A" attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to its heirs and assigns forever.

This Deed in lieu of foreclosure is an absolute conveyance, the Parties of the First Part having sold said land to the Party of the Second Part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by EVERETT A. MANNING AND DIANE B. MANNING, Trustors, to STEWART TITLE of Douglas County, Trustee, in favor of Q. M. CORPORATION, Beneficiary, recorded December 13, 1996, in Book 1296 at Page 2188, as Document No. 402861, Official Records of Douglas County, Nevada. Parties of the First Part declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed in lieu of foreclosure between the parties with respect to the property hereby conveyed.

IN WITNESS WHEREOF, the parties of the First Part have executed this conveyance the day and year first herein above written.

Everett A. Manning  
EVERETT A. MANNING

Diane B. Manning  
DIANE B. MANNING

RETURN TO:

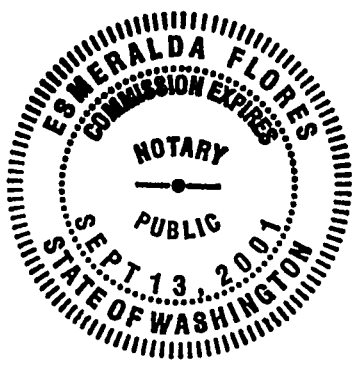
Q.M. CORPORATION  
200 Nichols Blvd.  
Sparks, NV 89431

0424977

BK 1097PG5365

STATE OF Washington )  
COUNTY OF CLALLAM ) ss:

This instrument was acknowledged before me on Oct 7, 1997,  
by EVERETT A. MANNING AND DIANE B. MANNING.



Esmeralda Flores  
NOTARY PUBLIC

COPY

0424977  
BK 1097PG5366

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. B3 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 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 42-230-15

0424977

RK1097 PG 5367

REQUESTED BY  
*DM Corporation*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

REQUESTED BY  
*Stewart Title of Douglas County*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 OCT 28 P12:18

'96 DEC 13 A10:14

LINDA SLATER  
RECORDER

402861

LINDA SLATER  
RECORDER  
\$9.00 PAID *ke* DEPUTY

\$9.00 PAID *BT* DEPUTY

BK1296PG2190