

NRPTT 780

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

PHILIP FURUKAWA and KAZUKO FURUKAWA

For a valuable consideration, the receipt of which is hereby acknowledged, does hereby QUITCLAIM TO Q.M. CORPORATION, a Nevada corporation, all that real property more particularly described on EXHIBIT "A" attached hereto and, by this reference, made a part hereof.

KINGSBURY CROSSING 1 BEDROOM UNIT

APN No. 07-130-19

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtances thereunto belonging or in anywise appertaining.

WITNESS my hand this ___ day of ___, 1998.

Philip Furukawa

PHILIP FURUKAWA

Kazuko Furukawa

KAZUKO FURUKAWA

STATE OF _____)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____,
199___, by _____.

NOTARY PUBLIC

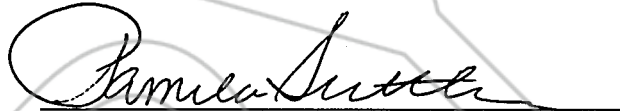
RETURN TO:

Q.M. CORPORATION
515 NICHOLS BOULEVARD
SPARKS, NV 89431

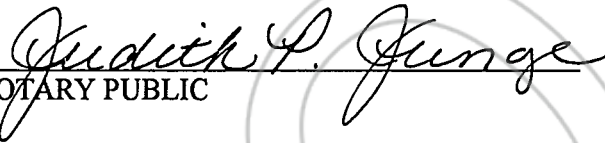
0446931
BK0898PG2538

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

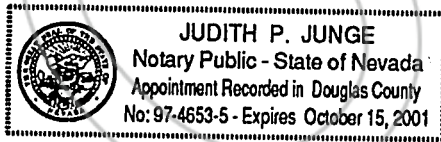
On July 19, 1998, PAMELA SUTTLER
personally appeared before me, whom I know personally to be the person who signed this
certificate while under oath, being sworn by me, and swears that she was present and saw
PHILIP FURUKAWA and KAZUKO FURUKAWA
sign the attached document and that it is his/her/their signatures.


PAMELA SUTTLER

SIGNED AND SWORN to before me by PAMELA SUTTLER this 19th day of
July, 1998.


NOTARY PUBLIC

(Notary Seal)



0446931
BK0898PG2539

EXHIBIT "A"

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213 INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY:)

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RAGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278 OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AS AMENDED.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6, AND 2.7 OF SAID DECLARATION OF TIMESHARES USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283 AT PAGE 1341, AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, SECOND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 84425, THIRD AMENDMENT TO DECLARATION TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, DOCUMENT NO. 89535 AND FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 161309, (DECLARATION"), DURING A "USE PERIOD", WITHIN THE HIGH SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

SUBJECT TO ALL COVENANTS, CONDITION, RESTRICTION, LIMITATIONS, EASEMENTS, RIGHT-OF-WAY OF RECORD.

~~LEISURE TIME ESCROW~~

REQUESTED BY
Q.M. CORP.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 AUG 12 AM 11:44

0446931

BK0898PG2540

LINDA SLATER
RECORDER
\$9.00 PAID *[Signature]* DEPUTY