

NRPTT. 10.40

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **Bob Fowler, Nathalie Fowler,** ,
for 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.

Time Share No. Kingsbury 1 bedroom

APN No. _____

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

WITNESS my hand on 8/26/98

Bob Fowler
Bob Lee Fowler

Nathalie Fowler
Nathalie Janice Fowler
Nathalie Fowler

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

0449950

Club QM
A DEVELOPMENT OF Q.M. CORPORATION

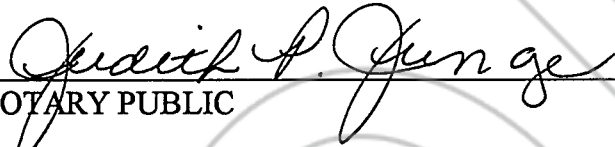
STATE OF _____)
) SS:
COUNTY OF _____)

On 8/26/98, Mike Peterson 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 _____ was present and saw Bob Fowler, Nathalie Fowler, . sign the attached document and that it is his/her/their signatures.



Mike Peterson

SIGNED and SWORN to before me by _____
this _____ day of _____, 199
_____.



NOTARY PUBLIC



(Notary Seal)

EXHIBIT "A" (1483)

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, Range 18 East, M.D.B.&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 Timeshare 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 of Timeshare Use recorded October 14, 1983 in Book 1083, at Page 2572, Document No. 89535, Fourth Amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987, Official Records of Douglas County, Nevada, as Document No. 161309, Fifth Amendment to Declaration of Timeshare Use recorded November 30, 1987, in Book 1187 of Official Records at Page 3946, Douglas County, Nevada, as Document No. 159336, and Sixth Amendment to Declaration of Timeshare Use recorded March 25, 1996, in Book 396 of Official Records at Page 3827, Douglas County, Nevada, as Document No. 383937 ("Declaration"), during a "Use Period" within the High season within the "Owner's Use Year", as defined in the Declaration, together with a non-exclusive right to use the Common Areas as defined in the Declaration. The effect of that certain document entitled "Second Amendment to the By-Laws of KINGSBURY CROSSING OWNERS' ASSOCIATION", recorded March 25, 1996, in Book 396, Page 3817, of Official Records, and "Third Amendment to the Laws of KINGSBURY CROSSING OWNERS' ASSOCIATION", recorded March 25, 1996, in Book 396, Page 3822, of Official Records.

SUBJECT TO all Covenants, Conditions, Restrictions, Limitations, Easements, and Rights-of-Way of record.

A portion of APN #07-130-19

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COPY

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

'98 SEP 22 A11 :28

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LINDA SLATER
RECORDER
\$10 PAID *KZ* DEPUTY