

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

J.W.SWIGGER AND N.SHARON SWIGGER TRUSTEES FOR SWIGGER LIVING TRUST, dated

June 21, 1995, a revocable living Trust

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.

~~DE-00118~~

Time share No. 04-025-07C

APN no. 40-360-01

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

WITNESS my hand this ____ day of _____, 1998.

J.W. Swigger, Trustee
J.W. SWIGGER, TRUSTEE
N. Sharon Swigger, Trustee
N. SHARON SWIGGER, TRUSTEE

STATE OF _____)
COUNTY OF _____)...ss:

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

NOTARY PUBLIC

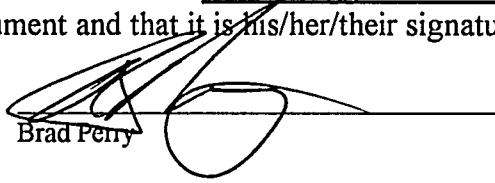
RETURN TO:

QM CORPORATION
515 NICHOLS BOULEVARD
SPARKS, NV 89431

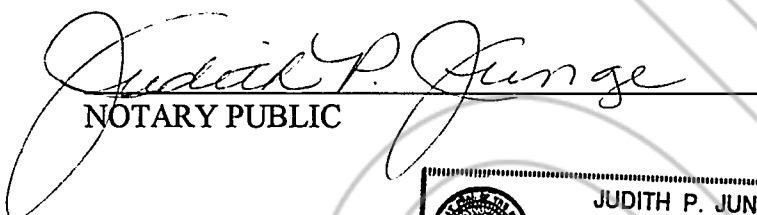
Club QM
A DEVELOPMENT OF Q.M. CORPORATION

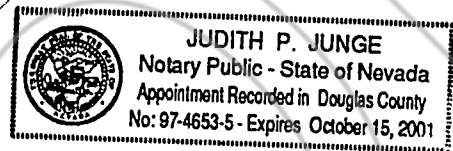
STATE OF Nevada)
COUNTY OF Douglas) SS:

On 9/16/98, Brad Perry 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 J.W. Swigger Trustee, N. Sharon Swigger Trustee, . sign the attached document and that it is his/her/their signatures.


Brad Perry

SIGNED and SWORN to before me by Brad Perry
this 16th day of Sept, 1998


NOTARY PUBLIC



(Notary Seal)

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. A-1 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 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 40-360-01

REQUESTED BY
TSI TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
\$9.00 PAID DEPUTY