

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

REGINALD FRITSCHLE, JR. AND GILDA JUNE FRITSCHLE,
~~R. J. Fritschle and Gilda J. Fritschle~~

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.

Kingsbury Crossing one bedroom

Time share No. _____

APN no. _____

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

WITNESS my hand this ____ day of _____, 1998.

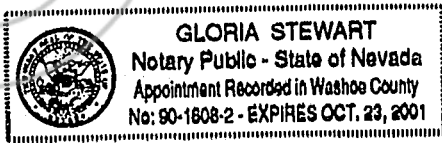
[Signature]
R. J. Fritschle
[Signature]
Gilda J. Fritschle

[Signature]
REGINALD FRITSCHLE, JR.
[Signature]
GILDA JUNE FRITSCHLE

STATE OF Nevada)
COUNTY OF Washoe)...ss:

This instrument was acknowledged before me on Nov. 4, 1998
199 8, by Reginald Fritschle, Jr. and Gilda June Fritschle

[Signature]
NOTARY PUBLIC



RETURN TO:


QM CORPORATION
515 NICHOLS BOULEVARD
SPARKS, NV 89431

0453845

BK 1198PG2462

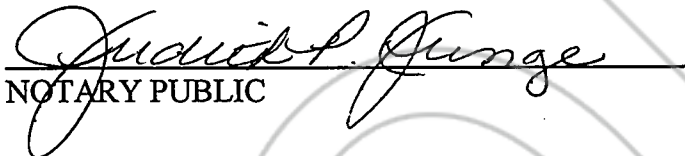
STATE OF Nevada)
COUNTY OF Douglas) SS:

On 10/20/98, 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 R.J. Fritschle, Gilda J. Fritschle, sign the attached document and that it is his/her/their signatures




Mike Peterson


SIGNED and SWORN to before me by _____
this 20th day of October, 1998



NOTARY PUBLIC

(Notary Seal)


JUDITH P. JUNGE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 97-4653-5 - Expires October 15, 2001


JUDITH P. JUNGE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 97-4653-5 - Expires October 15, 2001

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

0453845

BK 1198 PG 2464

COPY

REQUESTED BY

~~O.M. CORP~~

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 NOV 12 AM 11:45

LINDA SLATER
RECORDER

\$10 PAID *kg* DEPUTY

0453845

BK 1198 PG 2465