

NRPTT. 11.70

QUITCLAIM DEED

who acquired title as
Pauline G. Holmes

THIS INDENTURE WITNESSETH: That **John M. Holmes III, Pauline Holmes,** Trustees
for valuable consideration, the receipt of which is hereby acknowledged, does hereby of **
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. ~~2E0819~~ 01-003-14

APN No. 42-230-19

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

WITNESS my hand on 3/9/99

** THE JOHN M. AND PAULINE G. HOLMES FAMILY
TRUST AGREEMENT, dated January 2, 1981

John M. Holmes III
John M. Holmes III, Trustee
Pauline Holmes
Pauline Holmes, Trustee

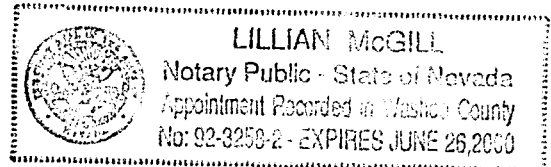
STATE OF Nevada)
COUNTY OF Washoe) SS:

This instrument was acknowledged before me on March 29
1999, by

[Signature]
NOTARY PUBLIC

RETURN TO:

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



All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1

A Sierra Share consisting of an undivided 1/51st interest in and to the certain condominium estate described as follows:

- a. Condominium Unit No. A3 as shown on the Condominium Plan filed December 27, 1983 in Book 1283 of Maps at Page 3079, Map No. 93408, in the Office of the County Recorder of said County.
- b. An undivided 1/51 interest in and to Lot 4 as per Map recorded December 27, 1983 as Document No. 93408 at Book 1283 Page 3079, records of said County EXCEPTING THEREFROM the non-exclusive easements appurtenant to all Units for ingress and egress, including but not limited to parking, recreation, repair and maintenance, as more particularly described in Sections 1 through 7, inclusive, of Article X of Declaration of Restrictions (Tahoe Sierra Resort Condominiums) recorded December 19, 1983, as Document No. 93660 (The Master Declaration) and paragraphs 2.5, 2.6, 2.7 and 2.12 of the Declaration of Restrictions for Sierra Share Ownership (Tahoe Sierra Resort) recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

EXCEPTING from said Parcel 1 and RESERVING unto the Grantor, and its successors and assigns, including all Owners, the exclusive right to use and occupy said Parcel 1 during all Use Period and Service Periods, as defined in said Sierra Share Declaration.

Parcel 2

An exclusive right and easement to use and occupy an Assigned Unit and all easements appurtenant thereto, as set forth in Article II and X Sections 1 and 3 of said Master Declaration, and paragraph 2.7 of said Sierra Share Declaration, during a "Use Period" in the Winter/Summer Season together with a non-exclusive right to use the Common Area during such Use Period as defined in said Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

Parcel 3

A non-exclusive easement for ingress and egress use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of the said Sierra Share Declaration.

CONTINUED...

0465755

BK0499PG2927

All that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian in the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3, as shown on the Fourth Amended Map thereof, recorded in book 980 Page 2232 as Document No's 49050 and 49215, Official Records of said County, described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76°17'09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof 85.35 feet thence leaving said line and prolongation, South 07°59'43" East 83.17 feet thence South 82°00'17" West 84.93 feet thence North 07°59'42" West 74.67 feet to the point of beginning.

Parcel 4

(THE FOLLOWING AFFECTS AND IS APPURTENANT ONLY TO LOT 2 IF THE SAME BE SHOWN IN PARAGRAPH b. OF PARCEL 1 HEREOF) An easement for encroachment together with the right of ingress and egress for maintenance purposes as created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

SUBJECT TO THIS CONVEYANCE IS MADE AND ACCEPTED AND THE SIERRA SHARE IS GRANTED SUBJECT TO non-delinquent real property taxes and assessments for all prior and current years and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, easements, rights and rights of way, including but not limited to those contained and referred to in paragraph 2.12 of the said Sierra Share Declaration, and other matters of record including without limitation, the Master Declaration and the Sierra Share Declaration all of which are hereby incorporated by reference into the body of this instrument as though the same were fully set forth herein.

Assessment Parcel No. 42-230-19-3 (a portion)

4-3-86

ci

REQUESTED BY
Q.M. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 APR 15 P12:14

LINDA SLATER
RECORDER

PAID 9.00 DEPUTY K2

0465755

BK0499PG2928