

NRPTT. 11.05

QUITCLAIM DEED

who acquired title as
Pauline G. Holmes
Pauline Holmes, Trustees
of **

THIS INDENTURE WITNESSETH: That John M. Holmes III, Pauline Holmes, Trustees
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.

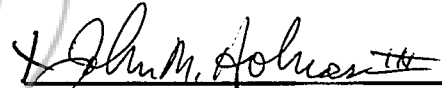
Time Share No. ~~2P-0820~~ 01-002-09

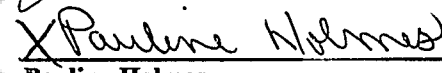
APN No. 42-230-18

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

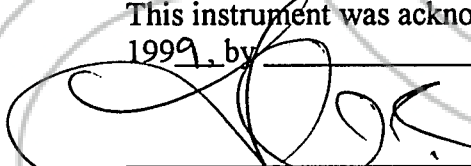


John M. Holmes III


Pauline Holmes

STATE OF Nevada)
) SS:
COUNTY OF Washoe)

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



NOTARY PUBLIC

RETURN TO:

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

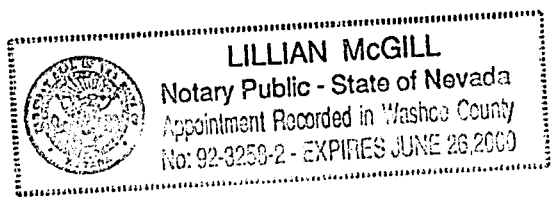


EXHIBIT "A"

Time Interest No. 01-002-09

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/8th interest, as tenants in common, in and to the Common Area of Lot 4 of TAHOE VILLAGE Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, 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. A2, as shown and defined on said condominium map recorded as Document No. 93408, 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. 93408, 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 "use week" within the PRIME "use season" as that term is defined in the Second Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, 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.

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PARCEL 4:

A non-exclusive easement for encroachment, together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

Ptn. APN 42-230-18

Lot 4

COPY

REQUESTED BY
Q.M. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
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