RPTT 13,00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this _____ day of _______, 19_____, by and between JOHN OLIVERA AND TRACY OLIVERA, Parties of the First Part, Grantors, and Q. M. CORPORATION, a Nevada corporation, Party of the Second Part/Grantee, whose address is 515 Nichols Blvd., Sparks, Nevada 89431,

WITNESSETH:

That the said Parties of the First Part, for adequate consideration, do by these presents, GRANT, BARGAIN AND SELL unto the said Party of the Second Part, and to its heirs and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, more particularly described on EXHIBIT "A" attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the Parties of the First Part have executed this conveyance the day and year first hereinabove written.

JOHN OLIVERA

TRACY ATTUERA

0465757

This instrument was acknowledged before me on	<u>* 19</u> 97
NOTARY PUBLIC STATE OF NEVADA County Of Douglas PATTY NICOLL Appt. No. 994-2939-5 My Arg. Expires June 12, 2002	

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EXHIBIT 'A' 02-015-42-03

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 3 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. B-3 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 SWING "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 42-230-15

REQUESTED BY
Q.M. CORP.

IN OFFICIAL RECORDS OF
DOUGLASS COLLNEVADA

'99 APR 15 P12:18

0465757 BK0499PG2934 LINDA SLATER

RECORDER

PAIDK 2 DEPUTY