

DEED IN LIEU OF FORECLOSURE

04-030-43-82

R.P.T.V. \$ 7⁸⁰

THIS INDENTURE, made and entered into this 11th day of MAY, 1999, by and between R. MATTHEW PESTA AND SHARON K. PESTA, husband and wife, 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,

SHARON K. POOLE

W I T N E S S E T H:

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.

This Deed in lieu of foreclosure is an absolute conveyance, the Parties of the First Part having sold said land to the Party of the Second Part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by R. MATTHEW PESTA AND SHARON K. PESTA, Trustors, to STEWART TITLE of Douglas County, Trustee, in favor of Q.M. CORPORATION, a Nevada corporation, Beneficiary, recorded

December 22, 1992 in Book 1292, at Page 3699, as Document No. 295853, Official Records of Douglas County, Nevada. Parties of the First Part declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed in lieu of foreclosure between the parties with respect to the property hereby conveyed.

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

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART

5/11/99 R. Matthew Pesta
R. MATTHEW PESTA

SHARON K. PESTA

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

May 11, 199

Then personally appeared the above named R. MATTHEW PESTA and acknowledged the foregoing instrument to be his free act and deed, before me,

SEAL

Michael A. D'Avolio
MICHAEL A. D'AVOLIO, NOTARY PUBLIC

06725

My Commission Expires On: January 13, 2006

0472954

Return to: Q.M. Corporation
515 Nichols Blvd.
Sparks, NV 89431

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DEED IN LIEU OF FORECLOSURE

04-030-43-82

SHARON K.
POOLE

THIS INDENTURE, made and entered into this 9th day of

who acquired JULY, 1999, by and between R. MATTHEW PESTA AND
title as SHARON K. PESTA, 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,

W I T N E S S E T H:

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.

This Deed in lieu of foreclosure is an absolute conveyance, the
Parties of the First Part having sold said land to the Party of the
Second Part for a fair and adequate consideration, such
consideration, in addition to that above recited, being full
satisfaction of all obligations secured by the Deed of Trust
executed by R. MATTHEW PESTA AND SHARON K. PESTA, Trustors, to
STEWART TITLE of Douglas County, Trustee, in favor of Q.M.
CORPORATION, a Nevada corporation, Beneficiary, recorded December
22, 1992, in Book 1292, at Page 3699, as Document No. 295853,
Official Records of Douglas County, Nevada. Parties of the First
Part declare that this conveyance is freely and fairly made, and
that there are no agreements, oral or written, other than this Deed
in lieu of foreclosure between the parties with respect to the
property hereby conveyed.

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

R. MATTHEW PESTA

x. Sharon K. Poole

SHARON K. PESTA
aka SHARON K. POOLE

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART

0472954

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STATE OF

Maryland

COUNTY OF

FREDERICK

SS:

This instrument was acknowledged before me on

7/9/99

by ~~R. MATTHEW PESTA AND SHARON K. PESTA~~ ^{only}

ccB

[Signature]
NOTARY PUBLIC

Comm exp 12-1-99

SEAL

COPY

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EXHIBIT "A"
LEGAL DESCRIPTION

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. B-3 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 "Swing use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C,C & 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 C,C & R's.

A Portion of APN 40-360-06

0472954

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COPY

REQUESTED BY
Q.M. CORP.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 JUL 22 AM 11:07

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LINDA SLATER
RECORDER
\$11.00 PAID *K* DEPUTY