QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That TSI TITLE AND ESCROW, INC., a Nevada corporation, as Trustee of the CLUB QM TITLE TRUST AGREEMENT DATED MARCH 10, 1998, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby QUITCLAIM to Q. M. CORPORATION, a Nevada corporation, all that certain real property situate in the County of Douglas, State of Nevada, being more particularly described on the EXHIBIT "A" attached hereto and, by this reference, made a part hereof.

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

WITNESS our hand this

My day of

, 1999.

TSI TITLE AND ESCROW INC., a Nevada corporation, as Trustee of the CLUB QM TITLE TRUST AGREEMENT DATED MARCH 10, 1998

RITA L. McEWING Vice President

STATE OF NEVADA)

)ss:

COUNTY OF WASHOE)

This instrument was acknowledged before me on _________, 1999, by RITA L. McEWING, as Vice President of TSI TITLE AND ESCROW INC., a Nevada corporation, as Trustee of the CLUB QM TITLE TRUST AGREEMENT DATED MARCH 10, 1998.

M. T. HARSTON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-2499-2 - EXPIRES MAY 19, 2002

NOTARY PUBLIC

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

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

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. 93498, 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. <u>Bl</u> as shown and defined on said condominium map recorded as Document No. 93498, 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. 93488, 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 I, and Parcel 2 above, during one "use week" 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 APH 42-230- 21

REQUESTED BY

Q.M. CORP.

IN OFFICIAL RECORDS OF DOUGLAS CO. HEVADA

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LINDA SLATER RECORDER

PAID DEPUTY

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