

R.P.T.T. \$ 7,80

THE RIDGE SIERRA
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 13th day of October, 1999,
between Q. M. CORPORATION, a Nevada corporation, Grantor, and

Grantees: ROBERT BIRNIE AND EMILY BIRNIE, husband and wife as Joint Tenants

W I T N E S S E T H:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantees, the receipt whereof is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL unto the Grantees all that certain property, located and situated in Douglas County, State of Nevada, more particularly described on EXHIBIT "A", a copy of which is attached hereto and incorporated herein by this reference.


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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights, rights of way, agreements and the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded May 14, 1986, in Book 586, Page 1232, under Document No. 134786, Official Records of Douglas County, State of Nevada, as restated, modified, and any amendments thereto, and which Declarations are incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD, all and singular the premises, together with the appurtenances, unto the said Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first hereinabove written.

Q. M. CORPORATION,
a Nevada corporation

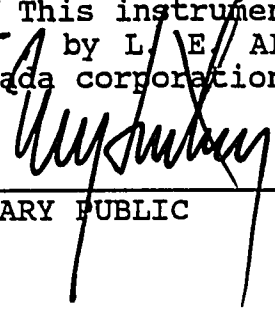

L. E. ALLISON
Vice President

0478667

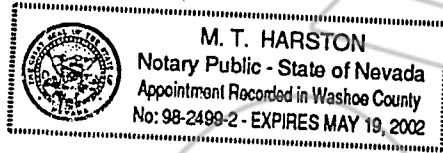
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STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on 10-13-99
by L. E. ALLISON, Vice President of Q. M. CORPORATION a
Nevada corporation.



NOTARY PUBLIC



RETURN TO:

Q. M. CORP.
515 NICHOLS BLVD.
SPARKS, NV 89431

0478667

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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. A1 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 ODD numbered years within the PRIME "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 40-360-01

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REQUESTED BY

Q.M. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

1999 OCT 14 AM 11:38

LINDA SLATER
RECORDER

\$ 9.00 PAID KJ DEPUTY