#PN: PM 07-130-19
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KINGSBURY CROSSING QUITCLAIM DEED

THIS INDENTURE WITNESSETH: that Q. M. CORPORATION, a Nevada corporation, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby QUITCLAIM to TSI TITLE AND ESCROW INC., a Nevada corporation, as Trustee of the CLUB OM TITLE TRUST AGREEMENT DATED MARCH 10, 1998, all that real property situate in the County of Douglas, State of Nevada, being more particularly described on EXHIBITS "A" and "B" 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 _ 16 day of Much,

Q. M. CORPORATION, a Nevada corporation

ALLISON, Vice President

STATE OF NEVADA)

)ss:

COUNTY OF WASHOE)

This instrument was acknowledged before me on Mur/646, by L. E. ALLISON, as Vice President 2060, by L. E. ALLISON, as Vice President of Q. M. CORPORATION, a Newada corporation.

NOTARY PUBLIC

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

RETURN TO GRANTEE: c/o Q. M. CORP. 515 Nichols Blvd. Sparks, NV. 89431

EXHIBIT "A"

AN UNDIVIDED SIX-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (6/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278 OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AS AMENDED.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6, AND 2.7 OF SAID DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283 AT PAGE 1341, AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, SECOND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 84425, THIRD AMENDMENT TO DECLARATION TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, DOCUMENT NO. 89535 AND FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 161309, FIFTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED NOVEMBER 30, 1987 IN BOOK 1187, OF OFFICIAL RECORDS AT PAGE 3946 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 159336 AND SIXTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED MARCH 25, 1996 IN BOOK 396, OF OFFICIAL RECORDS AT PAGE 3827 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 383937 ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE LOW SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION. THE EFFECT OF THAT CERTAIN DOCUMENT ENTITLED, "SECOND AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3817, OF OFFICIAL RECORDS AND "THIRD AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3822 OF OFFICIAL RECORDS.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, RIGHT-OF-WAY OF RECORD.

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EXHIBIT "B"

AN UNDIVIDED FIFTEEN-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (15/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278 OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AS AMENDED.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6, AND 2.7 OF SAID DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283 AT PAGE 1341, AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, SECOND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 84425, THIRD AMENDMENT TO DECLARATION TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, DOCUMENT NO. 89535 AND FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 161309, FIFTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED NOVEMBER 30, 1987 IN BOOK 1187, OF OFFICIAL RECORDS AT PAGE 3946 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 159336 AND SIXTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED MARCH 25, 1996 IN BOOK 396, OF OFFICIAL RECORDS AT PAGE 3827 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 383937 ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE HIGH WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION. THE EFFECT OF THAT CERTAIN DOCUMENT ENTITLED, "SECOND AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3817, OF OFFICIAL RECORDS AND AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3822 OF OFFICIAL RECORDS.

ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, SUBJECT TO EASEMENTS, RIGHT-OF-WAY OF RECORD.

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