

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES O. TROWBRIDGE, M.D. AND MARIE LOUISE TROWBRIDGE, husband and wife and ANN LOUISE TROWBRIDGE, a single woman and SUSAN ELLEN TROWBRIDGE KACHIKIAN AND VIGAN KACHIKIAN, husband and wife in consideration of \$3000.00, lawful money of the United States of America, or other valuable consideration, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey to

Q.M. CORPORATION, a Nevada Corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area, County of Douglas, State of Nevada, Bounded and described as follows:

Timeshare Week # 03-023-45-03

more completely described in EXHIBIT "A" attached hereto and made a part hereof.

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 any Declaration of Timeshare Covenants, Conditions and Restrictions of record.

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

IN WITNESS WHEREOF, the Grantor(s) has executed this conveyance this 11th day of April, ~~19~~ 2000.

James O. Trowbridge, M.D.
JAMES O. TROWBRIDGE, M.D.

Marie Louise Trowbridge
MARIE LOUISE TROWBRIDGE

Ann Louise Trowbridge
ANN LOUISE TROWBRIDGE

Susan Ellen Trowbridge Kachikian
SUSAN ELLEN TROWBRIDGE KACHIKIAN

Vigan Kachikian
VIGAN KACHIKIAN

STATE OF CALIFORNIA)
): ss
COUNTY OF)

On _____, personally appeared before me, a Notary Public, James O. Trowbridge, M.D., Marie Louise Trowbridge, Ann Louise Trowbridge ** who acknowledged that he executed the above instrument. **and Susan Ellen Trowbridge

Notary Public

Notary Seal

The Grantor(s) declare(s):
Documentary transfer tax is \$ 3.90
(X) computed on full value of property conveyed, or
() computed on full value less liens and encumbrances of record.

SPACE BELOW FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Ridge Sierra
P.O. Box 859
Sparks, NV 89432

WHEN RECORDED MAIL TO:
Q.M. Corporation
515 Nichols Blvd.
Sparks, NV 89431

0491648
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

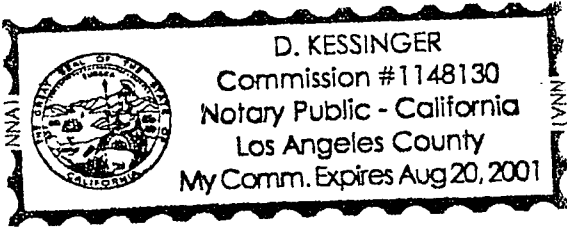
State of California

County of Los Angeles

On April 11, 2000 before me, D. Kessinger

personally appeared Vigan Kachikian and Susan Ellen Kachikian AKA Susan Ellen Trowbridge

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of D. Kessinger, SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
CORPORATE OFFICER

- PARTNER(S) LIMITED
ATTORNEY-IN-FACT TRUSTEE(S)
GUARDIAN/CONSERVATOR OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Grant, Bargain, Sale Deed

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

BK0500PG2059

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Sacramento

On 4/25/00, 2000, before me, Shirley K. Vullo, Notary Public personally appeared James O. Trowbridge and Marie Louise Trowbridge personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is / are subscribed to the within instrument and acknowledged to me that he / she / (they) executed the same in his / her / (their) authorized capacity (ies), and that by his / her / (their) signature (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted, executed the instrument.

Witness my hand and official seal.

Shirley K. Vullo
SIGNATURE OF NOTARY



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

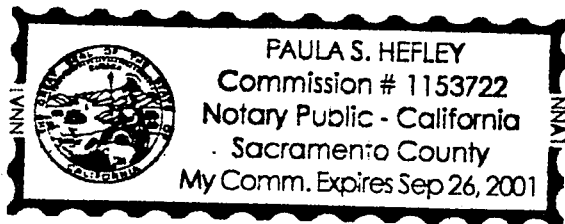
State of California

County of Sacramento

On April 17, 2000 before me, Paula S. Hefley
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ann Louise Trowbridge
Name(s) of Signer(s)

personally known to me – OR – proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Paula S. Hefley
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed

Document Date: 4-11-00 Number of Pages: _____

Signer(s) Other Than Named Above: Sue Ellen Trowbridge, Marie Louise Trowbridge, James A. Trowbridge

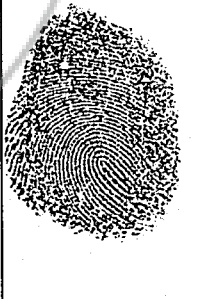
Capacity(ies) Claimed by Signer(s)

Signer's Name: Ann Louise Trowbridge

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



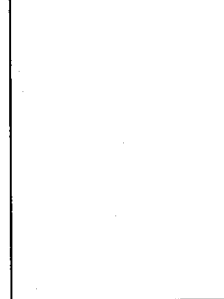
Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



Signer Is Representing:

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EXHIBIT "A"

Time Interest No. 03-023-45

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 2 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. B3, 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, 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.

PARCEL 4:

A non-exclusive easement for encroachment, together with the

right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

Ptn. APN 42-230-07

Lot 2

REQUESTED BY

Q.M. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAY -9 AM 10: 54

LINDA SLATER
RECORDER

\$ 11.00 PAID *AS* DEPUTY

0491648

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