

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES R. CIERNIA AND MARY E. CIERNIA, Co-Trustees of the CIERNIA REVOCABLE TRUST, Dated October 28, 1983

in consideration of \$ 10.00, 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 # 01-006-02

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.

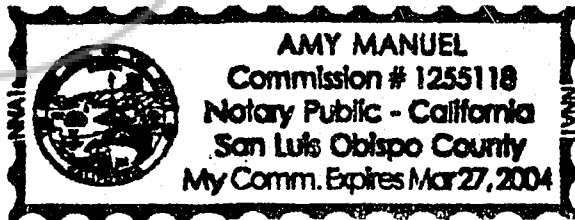
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has executed this conveyance this 9th day of July, XXXX 2001

James R. Ciernia, Trustee  
JAMES R. CIERNIA, Trustee  
Mary E. Ciernia, Trustee  
MARY E. CIERNIA, Trustee

STATE OF California )  
                                  : ss  
COUNTY OF San Luis Obispo

On July 10, 2001, personally appeared before me, a Notary Public, James R. Ciernia and Mary E. Ciernia who acknowledged that he executed the above instrument.



Amy Manuel  
Notary Public

Notary Seal

The Grantor(s) declare(s):  
Documentary transfer tax is \$ 3.25  
(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

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

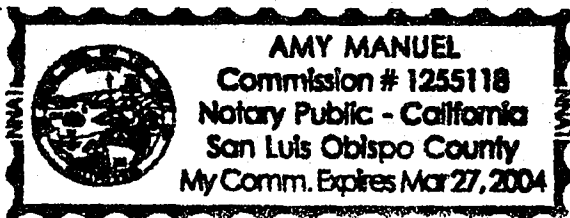
County of San Luis Obispo

} ss.

On July 9, 2001, before me, Amy Manuel, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared James R. Ciernia, trustee  
Name(s) of Signer(s)

- personally known to me
- 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.

Amy Manuel  
Signature of Notary Public

Place Notary Seal Above

**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: 7-9-2001 Number of Pages: 3

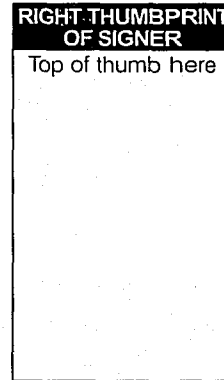
Signer(s) Other Than Named Above: Mary E. Ciernia, trustee

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_



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all of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, and more particularly described below, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**DESCRIPTION Parcel 1** A Sierra Share consisting of an undivided 1/51st interest in and to the certain condominium estate described as follows:

a. Condominium Unit No. **B2** as shown on the Condominium Plan filed December 27, 1983 in Book 1283 of Maps, at Page 3079, Map No. 93408, in the Office of the County Recorder of said County.

b. An undivided **1/51** interest in and to Lot **4**, as per Map recorded December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, records of said County. EXCEPTING THEREFROM the non-exclusive easements appurtenant to all Units for ingress and egress, including but not limited to, parking, recreation, repair and maintenance, as more particularly described in Sections 1 through 7, inclusive, of Article X of Declaration of Restrictions [Tahoe Sierra Resort Condominiums], recorded December 19, 1983, as Document No. 93660 [The Master Declaration], and paragraphs 2.5, 2.6, 2.7 and 2.12 of the Declaration of Restrictions for Sierra Share Ownership [Tahoe Sierra Resort], recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

EXCEPTING from said Parcel 1 and RESERVING unto the Grantor, and its successors and assigns, including all Owners, the exclusive right to use and occupy said Parcel 1 during all Use Period and Service Periods, as defined in said Sierra Share Declaration.

**Parcel 2** An exclusive right and easement to use and occupy an Assigned Unit and all easements appurtenant thereto, as set forth in Article II and X, Sections 1 and 3 of said Master Declaration, and paragraph 2.7 of said Sierra Share Declaration, during **Winter/Summer** a Use Period in the Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in said Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

**Parcel 3** A non-exclusive easement for ingress and egress, use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of the said Sierra Share Declaration:

All of that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, in the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3 as shown on the Fourth Amended Map thereof, recorded in Book 980 Page 2232 as Document No's 49050 and 49215, Official Records of said County, described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76° 17' 09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof, 85.35 feet; thence leaving said line and prolongation, South 07° 59' 43" East 83.17 feet; thence South 82° 00' 17" West 84.93 feet; thence North 07° 59' 42" West 74.67 feet to the point of beginning.

**Parcel 4** [THE FOLLOWING AFFECTS AND IS APPURTENANT ONLY TO LOT 2 IF THE SAME BE SHOWN IN PARAGRAPH b. OF PARCEL 1 HEREOF] An easement for encroachment together with the right of ingress and egress for maintenance purposes, as created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in Book 1283 Page 3542, Official Records of Douglas County.

PTN APN 42-230-22

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## LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of 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 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. B2 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 "PRIME 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 "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.

12/13/88  
Shep/ma

PTN APN 42-230-22

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

2001 JUL 30 AM 8:50

LINDA SLATER  
RECORDER

\$1000 PAID *BL* DEPUTY

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