

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BERTUN D. BALDWIN AND NILA M. BALDWIN,
husband and wife

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 #01-007-48-81 and 04-027-49-72

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

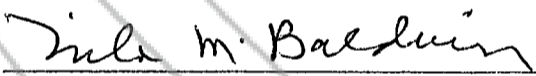
TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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.

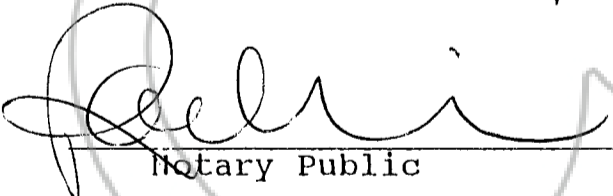
IN WITNESS WHEREOF, the Grantor(s) has executed this conveyance this 18 day of April, ~~19~~ 2003


BERTUN D. BALDWIN


NILA M. BALDWIN

STATE OF Michigan)
) :ss
COUNTY OF Eaton)

On April 18, 2003, personally appeared before me, a Notary Public, Bertun D. Baldwin and Nila M. Baldwin who acknowledged that they executed the above instrument.


Notary Public

RACHELLE A. MILLER
Notary Public, Ingham County, MI
Acting in Eaton County, Michigan
My Comm. Expires Aug. 14, 2005

Notary Seal

SEAL

The Grantor(s) declare(s):
Documentary transfer tax
is \$ 1.30
() 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

EXHIBIT "A" - 1

Time Interest No. 01-007-48-81

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 1/8th 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. 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 "alternate use week" in EVEN numbered years 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 1319-30-542-013

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EXHIBIT 'A' - 2
Timeshare No. 04-027-49-72

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. A3 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 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, 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 1319-30-527-005

REQUESTED BY

O.M. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 MAY -8 PM 12: 40

WERNER CHRISTEN
RECORDER

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