

16
PTN APN 1319-30-542-006

Club QM
A DEVELOPMENT OF Q.M. CORPORATION

NRPTT 1560

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

JOHN W. BURTON^{Jr.} and MARTHA J. BURTON, husband and wife

For valuable consideration, the receipt of which is hereby acknowledged, does hereby QUITCLAIM TO Q.M. CORPORATION, a Nevada corporation, all that real property more particularly described on EXHIBIT "A" attached hereto and, by this reference, made a part hereof.

Time Share No. RS 20-017-25-B

APN No. _____

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand on _____

John W. Burton

JOHN W. BURTON, JR.

Martha J. Burton

MARTHA J. BURTON

STATE OF _____)

COUNTY OF _____) SS:

This instrument was acknowledged before me on _____, 2003, by

NOTARY PUBLIC

RETURN TO:
Q.M. CORPORATION
515 NICHOLS BLVD.
SPARKS, NV 89431

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

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EXHIBIT "A"

Time Interest No. 03-017-25-01

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. A1, 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 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 1319-30-542-006

REQUESTED BY

OM CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 MAY 16 AM 9: 53

WERNER CHRISTEN
RECORDER

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