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PTN APN 1319-30-527-004

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

2004 JAN 12 AM 10:18

WERNER CHRISTEN
RECORDER

\$16⁵⁰ PAID *KG* DEPUTY

R.P.T.T. \$ 19⁵⁰

THE RIDGE SIERRA
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 15th day of December, 2003, between
Q.M. CORPORATON, a Nevada Corporation, Grantor,

and Grantees: FRANCIS E. MILLER AND VIRGINIA A. MILLER, Trustees for the
FRANCIS E. MILLER AND VIRGINIA A. MILLER 1990 LIVING TRUST FUND

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00),
Lawful money of the United States of America, paid to Grantor by Grantees, the receipt
whereof is hereby acknowledged, does by these presents, GRANT, BARGAIN AND
SELL unto the Grantees all that certain property, located and situated in Douglas County,
State of Nevada, more particularly described on EXHIBIT "A", a copy of which is
attached hereto and incorporated herein by this reference.

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 the First Amended and Restated Declaration of Timeshare Covenants,
Conditions and Restrictions recorded May 14, 1986, in Book 586, Page 1232, under
Document No. 134786, Official Records of Douglas County, State of Nevada, as restated,
modified, and any amendments thereto, and which Declarations are incorporated herein
by this reference as if the same were fully set forth herein.

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

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IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first hereinabove written.

Q.M. CORPORATION
a Nevada Corporation



L.E. ALLISON
Vice President

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on December 15, 2003,
By L. E. Allison, Vice President of Q.M. Corporation, a Nevada Corporation.


NOTARY PUBLIC

RETURN TO GRANTEE: Francis & Virginia Miller
2775 Taylor Lane
Byron, CA 94514

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

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EXHIBIT "A"

Time Interest No. 04-029-07

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 1/6th 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. B2, 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 "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.

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