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PTN APN 1319-30-542-004

REQUESTED BY

Q.M. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUN 23 AM 10:43

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *kg* DEPUTY

R.R.T.T. \$

390

THE RIDGE SIERRA
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 5 day of June, 2004 by
and between GUY A. RAITH AND SHARON L. RAITH, husband and wife,

To Q.M. CORPORATION, a Nevada corporation

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.

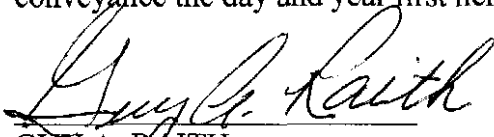
This Deed is an absolute conveyance, the Parties of the First Part having sold said land to the Party of the Second Part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations in favor of Ridge Sierra P.O.A. as set forth and provided in the Covenants, Conditions and Restrictions of Record. Parties of the First Part declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed between the parties with respect to the property hereby conveyed.

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.

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IN WITNESS WHEREOF, the Parties of the First Part have executed this conveyance the day and year first hereinabove written.

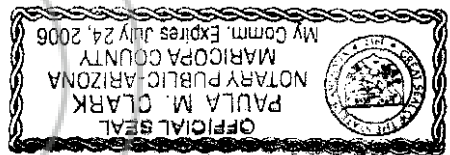

GUY A. RAITH


SHARON L. RAITH

STATE OF ARIZONA)
)ss:
COUNTY OF MARICOPA)

This instrument was acknowledged before me on June 5, 2004,
2004, by Guy A. Raith and Sharon L. Raith.


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"

(Sierra '02- alternate) 02-009-05-73

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 3 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 and for the use and enjoyment and incidental purposes over, on and through the Common Area 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 ODD-numbered years within the Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare 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.

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.

A Portion of APN: 1319-30-542-004

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