

OFFICIAL RECORD

Requested By:

Q M CORPORATION

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1205 PG- 7211 RPTT: 1.95



A portion of APN #1319-30-542-006

DEED UPON LIEN FORECLOSURE
(The Ridge Sierra)

THIS DEED UPON LIEN FORECLOSURE is made on December 12, 2005, by STROSER ASSETS, INC., a Nevada corporation, as Agent for Q. M. CORPORATION, a Nevada corporation, successor in interest to the RIDGE SIERRA PROPERTY OWNERS ASSOCIATION, a Nevada corporation, by Assignment recorded December 8, 2005, as Document No. 0662639, Douglas County, Nevada, records, herein Grantor and Q. M. CORPORATION, a Nevada corporation, herein Grantee.

Grantor, pursuant to its powers and authority provided by law and as set forth in the First Amended Restated Declaration of Time Share Restrictions recorded May 14, 1986, as Document No. 134786, and the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for THE RIDGE SIERRA, made by HARLESK MANAGEMENT, INC., a Nevada corporation, recorded August 5, 1988, in Official Records of Douglas County, Nevada, as Document No. 183661, and any modifications or amendments thereto, thereby establishing a lien against the herein described Time Share vested of record in LANCE RUSNAK, which property is legally described on the EXHIBIT "A" attached hereto.

Grantor, or its predecessor in interest, caused a Notice of Default and Election to Sell under Assessment Lien to be recorded on July 22, 2005, as Document No. 0650142, in the Official Records of Douglas County, Nevada, and a Notice of Sale of the property was published in the Record-Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing November 4, 2005, and a copy of said Notice of Assessment Lien Sales was posted for not less than twenty (20) days in three or more places in the County where said sale was to be held and where said property is located.

Grantor did sell the property at public auction at the time and place noticed for such sale on November 21, 2005, to Grantee, the highest bidder, for U.S. \$495.94, in cash, in full or partial satisfaction of the indebtedness secured by the Notice of Claims of Lien.

EXHIBIT "A"

(Sierra 03) 03-017-02-02

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 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 "USE WEEK" 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--006

