



KAREN ELLISON, RECORDER

PTN APN 1319-30-542-002

✓ WHEN RECORDED MAIL TO:
Q.M. CORPORATION
515 Nichols Blvd.
Sparks, NV 89431

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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

DAVID MATTHEIS, ~~DAVID MATTHEIS~~, AND DIANA MARGARET MATTHEIS,
Trustees of the MATTHEIS FAMILY TRUST, dated September 11, 1995 and
BRIAN D. MATTHEIS AND DEANN M. MATTHEIS AND KAREN M. MATTHEIS
in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND
CONVEY TO:

Q.M. CORPORATION, a Nevada corporation

all that certain real property being more particularly described on EXHIBIT "A" attached
hereto and, by this reference, made a part hereof.

20-001-05-B

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

WITNESS our hand this 24 day of May, 2016.

David Mattheis
DAVID MATTHEIS, Trustee

Diana M. Mattheis
DIANA M MATTHEIS, Trustee

BRIAN D. MATTHEIS

DEANN M. MATTHEIS

KAREN M. MATTHEIS

"THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART"

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On 5/24/2016, Brian Salemi personally appeared before me, whom I know personally to be the person who signed this jurat of a subscribing witness while under oath, being sworn by me, and swears that ___he was present and saw DAVID MATTHEIS, DIANA M MATTHEIS, sign the attached document and that it is his/her/their signatures.




Brian Salemi

This instrument was SIGNED and SWORN to and Acknowledged before me
By Brian Salemi this 24th day of
May, 2016.



NOTARY PUBLIC


CHARLENE McCOY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-57449-2 - Expires August 29, 2019

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David Mattheis
DAVID MATTHEIS, Trustee

Diana M. Mattheis
DIANA M MATTHEIS, Trustee

Brian D. Mattheis
BRIAN D. MATTHEIS

Deann M. Brandes
DEANN M. MATTHEIS
Also known as
Deann M. Brandes

Karen M. VanAllen
KAREN M. MATTHEIS
Also known as
Karen M. Vanalen

"THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART"

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN JOAQUIN

s.s.

On 0 June 15, 2016 before me, Nicolo Brusa NOTARY PUBLIC
Name of Notary Public, Title

personally appeared Brian D. Mattheis
Name of Signer (1)

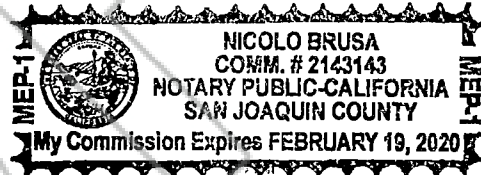
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nicolo Brusa
Signature of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Sale Deed

containing 3 pages, and dated 5/24/2016

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s) _____

 Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # 109 Entry # 6

Notary contact: Nicolo (209) 366-1111

Other

Additional Signer Signer(s) Thumbprints(s)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA CRUZ)

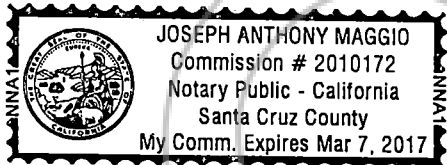
On 28 June 2016 before me, JOSEPH ANTHONY MAGGIO, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared DEAN MARGARET BRAUNES
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document GRANT, BARGAIN AND SALE Deed
Title or Type of Document: _____ Document Date: 28 June 2016
Number of Pages: 1 Signer(s) Other Than Named Above: 0

Capacity(ies) Claimed by Signer(s)

Signer's Name: DEAN MARGARET BRAUNES
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: SELF

Signer's Name: N/A
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

ACKNOWLEDGMENT

State of California

County of San Joaquin

On 6-14-16 before me,
Jason Runnells

(name of notary)

Personally appeared

Karen Marie VanAllen

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

Do not stamp in the 1" margins

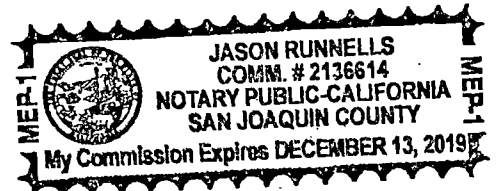


EXHIBIT "A"

(Sierra 01) 01-001-05-02

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 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. **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.

A Portion of APN: 1319-30-542-002

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-542-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 1000.00
 Real Property Transfer Tax Due: \$ 3.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Lynn Clemons Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David & Diana Mattheis
 Address: 2115 Capell Dr.
 City: Lodi
 State: CA Zip: 95242

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Q.M. Corporation/Lynn Clemons
 Address: 515 Nichols Blvd.
 City: Sparks
 State: NV Zip: 89431

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Q.M. Resorts Escrow # _____
 Address: same as above grantee
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)