

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00 Total:\$17.95

KAREN ELLISON, RECORDER

2017-899229

**05/26/2017 02:47 PM**Pas=4

Total:\$17.95 QM RESORTS



PTN APN. 1319-30-542-023

WHEN RECORDED MAIL TO: Q.M. CORPORATION

Q.M. CORPORATION
515 Nichols Blvd.
Sparks, NV 89431

MAIL TAX STATEMENTS TO:

The Ridge Sierra P.O. Box 859 Sparks, NV 89432

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That
Richard Berg & Carole Berg; Husband & wife

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.

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

WITNESS our hand thisday of	APRIL ,2017.
Richard Berg Print: Richard Berg	Carole Berg Print: Carole Berg
Print:	Print:

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

***************************************	
	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California  County of Fresno	
OnApril 28, 2017 before me,	Josie Quiroz-Sandoval
Date	Here Insert Name and Title of the Officer
personally appearedR	Richard Berg, Carole Berg
	Name(s) of Signer(s)
subscribed to the within instrument and acknow	y evidence to be the person(s) whose name(s) is are vieldged to me that he/she/they executed the same in his/her/their signature(s) on the instrument 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.
JOSIE QUIROZ-SANDOVAL Notary Public - California Fresno County Commission # 2158389 My Comm. Expires Jun 27, 2020	Signature of Notary Public
Place Notary Seal Above	
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	
Title or Type of Document:	
	an Named Above:
Capacity(ies) Claimed by Signer(s) Signer's Name:	Signar's Namo
☐ Corporate Officer — Title(s):	_ Signer's Name:
☐Partner — ☐Limited ☐General	☐Partner — ☐Limited ☐General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐Trustee ☐Guardian or Conservator ☐Other:	☐ Trustee ☐ Guardian or Conservator ☐ Other:
Signer Is Representing:	0: 1 5

## EXHIBIT "A" (Sierra 03-alternate) 03-024-19-73

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 1/8<sup>th</sup> 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. **B4** 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: non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by the certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of APN: 1319-30-542-023

1. Assessor Parcel Number(s) a) 1319-30-542-023 b) c) d) 2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) d) 2.4 Plex e) Apt. Bldg f) Comm'l/Ind'l g) Agricultural h) Mobile Home i) XX Other_Timeshare  3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due:  4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption:  5. Partial Interest: Percentage being transferred:  6. Partial Interest: Percentage being transferred:  7. 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  Capacity  Grantee  Capacity  Print Name: Richard & Carole Rerg  Print Name: Q.M. Corporation/Lynn Clemons Address: 515 Nichols Blvd.	STATE OF NEVADA	
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