

APN: 1319-30-635-002



Mail Tax Statements to:

KAREN ELLISON, RECORDER E03

TAHOE VILLAGE CONDOMINIUMS
TIME SHARE OWNERS ASSOCIATION
P.O. Box 5397
Stateline, NV 89449

Mail Recorded Deed to:

JOAN C. WRIGHT
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

The parties executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of July, 2018, by and between Q.M. CORPORATION, a Nevada corporation, hereinafter referred to as "GRANTOR," and TAHOE VILLAGE CONDOMINIUMS TIME SHARE OWNERS ASSOCIATION, a Nevada non-profit corporation, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration to GRANTOR in hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does by these presents hereby release, remise and forever quitclaim unto the GRANTEE and to its successors and assigns forever, all GRANTOR's right, title and interest in and to that certain real property lying and situate in Douglas County, state of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this deed on the day and year first above written.

Q.M. CORPORATION, a Nevada corporation

By: *Janet Mullen*
JANET MULLEN, President

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On July 12, 2018, personally appeared before me, a notary public, JANET MULLEN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is the President of Q.M. CORPORATION, a Nevada corporation, and who further acknowledged to me that he/she executed the foregoing on behalf of said corporation.



Sophia Terry
NOTARY PUBLIC

EXHIBIT 'A'

LEGAL DESCRIPTION

The land referred to herein is situated in the state of Nevada, county of Douglas, described as follows:

An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

PARCEL 1: Unit B, of lot 67 shown on the map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of lot 67, located in "TAHOE VILLAGE SUBDIVISION, UNIT NO.1" filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of maps Page 262, as File No. 76345.

PARCEL 2: TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 67 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of Lot 67, located in "TAHOE VILLAGE SUBDIVISION UNIT NO. 1", filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 262, as File No. 76345.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership Within Tahoe Village Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37101, in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

Parcel B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration(s)) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration

Continued on next page

Containing

(i)
(ii)

Two Bedrooms
Two Bedrooms with a Loft

During the Use Period of seven (7) days and Seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP I hereby conveyed to Grantee(s), and during and Bonus Time used by Grantee(s). Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

Parcel C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193, in Book 90, Pages 473 to 484; modified by Instrument No. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; instrument No. 69063 recorded September 28, 1973, Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088,

Continued on next page

Of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, rights, rights of way and other matters of record on the date hereof.

Assessors Parcel No. ~~400000~~

1319-30-635-002

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-635-002
 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: \$ _____
 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 # 3
 b. Explain Reason for Exemption: Grantor/Grantee are unsure if there is any interest to convey. The deed clarifies any interest owned by Grantor is actually owned by Grantee

5. Partial Interest: Percentage being transferred: 100.0 %

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 [Signature] Capacity CEO QM CORP.
 Signature [Signature] Capacity PRESIDENT QM CORP

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Q.M. Corporation
 Address: 515 Nichols Blvd
 City: Sparks
 State: NV Zip: _____

Print Name: Tahoe Village Condominiums Time Share Owners
 Address: P.O. Box 5397
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: Allison MacKenzie, Ltd. Escrow # _____
 Address: 402 N. Division Street/P.O. Box 646
 City: Carson City State: NV Zip: 89703

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