

APN 1319-30-528-005



SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:  
CLUB QM  
515 Nichols Blvd.  
Sparks, NV 89431

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

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That,

CHOICE TITLE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY. AS TRUSTEE OF THE CLUB QM TITLE TRUST AGREEMENT, DATED MARCH 10, 1998

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby QUITCLAIM TO:

THE RIDGE SIERRA, a Nevada Corporation

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

Use Week: 26 Use Season: PRIME

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

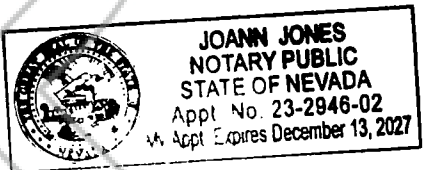
WITNESS our hand this 12<sup>th</sup> day of March, 2024

CHOICE TITLE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY.  
AS TRUSTEE OF THE CLUB QM TITLE TRUST AGREEMENT, DATED MARCH  
10, 1998

  
\_\_\_\_\_  
DARREN KATICH, PRESIDENT

STATE OF Nevada )  
COUNTY OF Washoe ) ss:

This instrument was acknowledged before me on March 12, 2024,  
by Darren Katich.



Joann Jones  
NOTARY PUBLIC

EXHIBIT "A"  
(Sierra 05)

A timeshare estate comprised of:

PARCEL 1: An undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/6<sup>th</sup> interest as tenants in common, in and to the Common Area of **Lot 21** of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, 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. A-3 as shown and defined on said condominium map recorded as Document No. 93406, 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. 93406, 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: 1319-30-528-005

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1319.30.528.005
  - 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

|  |            |
|--|------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |            |
| BOOK _____                             | PAGE _____ |
| DATE OF RECORDING: _____               |            |
| NOTES: _____                           |            |

- 3. Total Value/Sales Price of Property: \$ 500
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ 500
- Real Property Transfer Tax Due: \$ 1.95

- 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 [Signature] Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Choice title company llc  
 Address: 515 NICHOLS BLVD  
 City: SPARKS  
 State: NV Zip: 89431

Print Name: Ridge Sierra  
 Address: PO BOX 859  
 City: SPARKS  
 State: NV Zip: 89432

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

Print Name: QMA RESORTS Escrow # N/A  
 Address: PO BOX 859  
 City: SPARKS State: NV Zip: 89432