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DOC # 0653242
08/25/2005 10:21 AM Deputy: KLJ
OFFICIAL RECORD
Requested By:
TIMESHARE CLOSING SERVICES

Recording requested by: Joe Buchanan
and when recorded Mail To:
Timeshare Closing Services, Inc.
7345 Sand Lake Road, #303
Orlando, FL 32819

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0805 PG-11878 RPTT: 0.00

Escrow# SUN03230514



APN:

Limited Power of Attorney

Joe and Sara Buchanan formerly known as Sara Heather, whose address is 2250
Valley View Rd. Hollister, CA 95023, "Grantor"

Hereby Grant(s) Power of Attorney To:

Patrick Murray

Document Date: December 29, 2004

The following described real property, situated in Douglas County, State of
Nevada, known as Kingsbury Crossing, Unit 1BR/1BA, Week: Float 1-17, 23-43,
49-52, Douglas County, Nevada, which is more particularly described in Exhibit
"A" attached hereto and by this reference made a part hereof.

LIMITED POWER OF ATTORNEY

Joe and Sara Buchanan ("THE PRINCIPAL(S)") do hereby make, constitute and appoint Patrick Murray, as authorized agent of International Timeshares Marketing, LLC ("THE AGENT") as the true and lawful attorney-in-fact for THE PRINCIPAL(S), giving and granting unto THE AGENT full power and authority to execute, sign, and initial any and all documents, and conduct any and all acts necessary to consummate for sale, purchase and conveyance of the real property or personal property ("THE TRANSACTION") known as:

Resort: Kingsbury Crossing Week: Unit:

Legally described in Exhibit "A" and made a part hereof,

including, but not limited to, the power and authority to execute any instruments necessary to close THE TRANSACTION the above referenced property and to allow THE AGENT to act in their stead at time of Closing of THE TRANSACTION. This LIMITED DURABLE POWER OF ATORNEY shall not be affected by disability of THE PRINCIPAL(S) except as provided by applicable provisions of the state statutes. This instrument may also be construed by THE AGENT, at it's sole discretion to be a Non-Durable Power of Attorney having the effect of being a Limited Power of Attorney without the statutory benefits of a Durable Power. Further, to perform all and every act and thing fully, and to the same extent as THE PRINCIPAL(S) could do if personally present, with full power of substitution and revocation, and THE PRINCIPAL(S) hereby ratifies and confirms that THE AGENT or any duly appointed substitute for THE AGENT shall lawfully do or cause to be done those acts authorized herein.

IN WITNESS WHEREOF, this instrument has been executed as of this 29 day of December, 2004

Signed in the Presence of

Witness Signature #1: Willey Tenney

Signature of Principal: Joe F. Buchanan

Name of Witness: Willey Tenney

Name of Principal: Joe F. Buchanan

Witness Signature #2: Diane Wright

Signature of Principal: Sara S. Buchanan

Name of Witness: DIANE WRIGHT

Name of Principal: Sara S. Buchanan

Name of Witness: Willey Tenney

Address of Principal/s: 2250 Valley View Rd Hollister, CA 95023

State of Nevada County of Douglas

On this 29th day of December 2004, before me, Drury H. Blair Jr. personally appeared Joe Buchanan and Sara Buchanan to me (or 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.

Signature of Notary Public

Place Notary Stamp Here:

NOTARY PUBLIC My Commission Expires: 2-21-2006

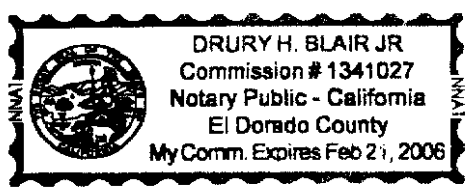


Exhibit "A"

File number: SUN03230514

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property)

A portion of the North one half of the Northwest one-quarter of section 26, Township 13 North, Range 18 East, M.D.B.& M., described as follows,

Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 14, 1978, in Book 278 of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" as amended.

Also exceptions from the real property and reserving to grantor, its successors and assign, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Document No. 89535 and Fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at page 3987, Official Records of Douglas County, Nevada, Document No. 161309 ("Declaration"), during a "Use Period", within the HIGH Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record. A portion of APN 07-130-19.

This deed is made and accepted upon all the covenants, conditions, restrictions, assessments, liens, easements and other matters set forth in said Declaration of Timeshare Use and amendments thereto all of which are incorporated herein by reference.

