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07/02/2007 03:17 PM Deputy: DW

OFFICIAL RECORD

Requested By:

TIMESHARE CLOSING SERVICES

INC

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00

BK-0707 PG- 0391 RPTT: 0.00



APN: 1319-30-644-026

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

Escrow# TR031607283

Limited Power of Attorney

John Sepa and Lori-Ann Sepa, as husband and wife as joint tenants
with right of survivorship, whose address is 155 Rockne Road,
Yonkers, NY 10701 "Grantor"

Hereby Grant(s) Power of Attorney To:

Chad Newbold

Document Date: May 3, 2007

The following described real property, situated in Douglas County,
State of Nevada, known as Ridge Tahoe, which is more particularly
described in Exhibit "A" attached hereto and by this reference made
a part hereof.

LIMITED POWER OF ATTORNEY

File # TR031607283A

John Sepa and Lori-Ann Sepa, ("THE PRINCIPAL(S)") do hereby make, constitute and appoint Chad Newbold, 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: Ridge Tahoe, Unit 061, Douglas County, Nevada, Even Usage, Prime Season

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 ATTORNEY 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 its 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 3rd day of May, 2007 Signed in the Presence of:

[Signature]
Witness Signature # 1

Marcia Cameron
Name of Witness

[Signature]
Signature of Principal

Name of Principal: John Sepa

[Signature]
Witness Signature # 2

Suzanne Johnson
Name of Witness

[Signature]
Signature of Principal

Name of Principal: Lori-Ann Sepa

Address of Principal:
155 Rockne Rd
Yonkers, NY 10701

State of New York
County of Westchester

On this 3rd day of May, 2007, before me, DAWN BLADEL, Notary Public, personally appeared John Sepa and Lori-Ann Sepa, personally known 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.

NOTARY PUBLIC [Signature]
My Commission Expires: 7-26-2010

DAWN BLADEL
Notary Public - State of New York
ID No. 01BL4767501
Qualified in Westchester County
Commission expires: July 26, 2010

Exhibit "A"

File number: TR031607283

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/102nd interest in and to that certain condominium described as follows:

(A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.

(B) Unit No. **061** as shown and defined on said last Condominium Plan.

PARCEL TWO

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M.; and

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.



PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use any UNIT of the same Unit Type as described in the Amended Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE ALTERNATE use week within the EVEN numbered years of the PRIME SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-283-07

