

DOC # 723392  
05/15/2008 09:43AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
TIMESHARE CLOSING SERVIC  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-508 PG-3976 RPTT: 0.00

APN: 1319-30-527-001 *ptn*

Recording requested by: James Borgerding  
and when recorded Mail To:  
Timeshare Closing Services, Inc.  
✓ 8545 Commodity Circle  
Orlando, FL 32819

Escrow# 99030508003



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Mail Tax Statements To: Russel Browning, 119 Duncan Way, Roseville, CA 95678

## Limited Power of Attorney

**James Borgerding and Matilde Borgerding, Husband and Wife, as  
Joint Tenants with Rights of Survivorship whose address is 8545  
Commodity Circle, Orlando, FL 32819, "Grantor"**

**Hereby Grant(s) Power of Attorney To:**

**Chad Newbold**

**Document Date: March 28, 2008**

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

# LIMITED POWER OF ATTORNEY

File # 99030508003A

James Borgerding and Matilde Borgerding, ("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: Kingsbury Crossing, Douglas County, Nevada  
See Exhibit "A" attached hereto:

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 28 day of MARCH, 2008 Signed in the Presence of:

Delores Denise Hood  
Witness Signature # 1

James Borgerding  
Signature of Principal

DELORES DENISE HOOD  
Name of Witness

Name of Principal: James Borgerding

James A. Flinchum  
Witness Signature # 2

Matilde Borgerding  
Signature of Principal

James A. Flinchum  
Name of Witness

Name of Principal: Matilde Borgerding

Address of Principal:  
724 CLANORA DR  
CIUTI OH 45205

State of OHIO  
County of HAMILTON

On this 28 day of MARCH, 2008, before me, DEBORAH A MEYER Notary Public, personally appeared James Borgerding and Matilde Borgerding, 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 Deborah Meyer  
My Commission Expires:

**DEBORAH A. MEYER**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 07-22-08



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PG-3977

# Exhibit "A"

File number: 99030508003

Interval Number: 420123A

HOA Number: 470251862

High Season

Use: Annual

The Land situated in the State of Nevada, County of Douglas, and Described as follows;

## PARCEL A:

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, MDB & 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 10, 1978 in Book 278 of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of the declaration of timeshare use (Kingsbury Crossing) recorded February 16, 1983 in Book 283, Page 1431 as document no. 076233, Official records of Douglas County, Nevada, as Amended (the "declaration") Together with the right to grant said easements to others.

Also excepting therefrom the non exclusive rights to use the "Common Areas" as defined in the Declaration.

## PARCEL B:

The exclusive right and easement to use and occupy an "Assigned Unit" and the "Common Furnishings" therein, together with the non-exclusive right to occupy the "Common Areas" in Parcel A above during a properly reserved "Use Week", During the "Season" Identified above, on an (ANNUAL) basis, as designated above, provided that such use periods are first reserved in accordance with the declaration and the "rules and regulations", as each of said terms are defined in the declaration referred to above.

## PARCEL C:

All rights of membership in Kingsbury Crossing owners association, a Nevada non-profit corporation ("Association"), which are appurtenant to the interest described in Parcels A and B under the declaration and bylaws of the association,



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