

DOC # 769757  
09/03/2010 08:27AM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
TIMESHARE CLOSING SERVIC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-910 PG-474 RPTT: 0.00



APN: 1319-30-720-001 PTN

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

Escrow# 67061710074

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Mail Tax Statements To: Rosemary Wilson, 8280 Church Street, Mokelumne Hill, CA  
95245

## Limited Power of Attorney

Larry Lester and Irma M. Lester, whose address is 8545 Commodity  
Circle, Orlando, FL 32819, "Grantor"

Hereby Grant(s) Power of Attorney To:

Anne Stewart

Document Date: July 8, 2010

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



**LIMITED POWER OF ATTORNEY**

Escrow No: 67061710074A

**LARRY LESTER AND IRMA M. LESTER (THE PRINCIPAL(S))** do hereby make, constitute and appoint INTERNATIONAL TIMESHARES MARKETING, LLC, ("THE AGENT") by and through their authorized representatives, ANNE STEWART or JOAN VANHOFF, as the true and lawful attorneys-in-fact for THE PRINCIPAL(S), giving and granting unto each authorized representative of THE AGENT full power and authority to execute, sign, and initial any and all documents, and conduct any and all acts necessary to sell and convey the real property and personal property located at **THE RIDGE TAHOE** and legally described as: **Unit # 065, Week #** 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 any authorized representative of 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 AGENTS, at their 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, their authorized representatives listed herein, or any duly



appointed substitute designated hereafter by INTERNATIONAL TIMESHARES  
MARKETING, LLC, shall lawfully do or cause to be done those acts authorized  
herein.

IN WITNESS WHEREOF, this instrument has been executed as of this 8 day of  
July, 2010 Signed in the Presence of:

[Signature]  
Witness Signature # 1  
Arnoosh Markijian  
Printed Name of Witness # 1

[Signature]  
Witness Signature # 2  
DAVID A SCHILLER  
Printed Name of Witness # 2

[Signature]  
Signature of Principal  
Larry Lester  
Printed Name of Principal

[Signature]  
Signature of Principal  
Irma M. Lester  
Printed Name of Principal

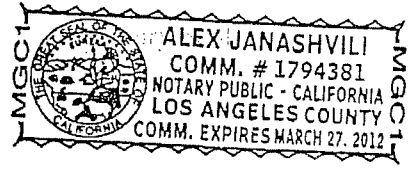
Address of Principal:  
\_\_\_\_\_  
\_\_\_\_\_

State of: CALIFORNIA  
County of: LOS ANGELES

On this 8<sup>th</sup> day of July, 2010, before me,  
(notary) Alex Janashvili, Notary Public personally appeared LARRY LESTER  
AND IRMA M. LESTER, who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) in/are subscribed to the within instrument and acknowledge 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.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA  
that the foregoing paragraph is true and correct.

Alex Janashvili  
NOTARY PUBLIC  
My Commission Expires: 03-27-2012  
Version 2006



## Exhibit "A"

File number: 67061710074

A TIMESHARE ESTATE COMPRISED OF:

### PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

(A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map, recorded July 14, 1988, as Document No. 182057, Official Records of Douglas County, State of Nevada. Excepting 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.

(B) Unit No. 065 as shown and defined on said Condominium Plan;

### PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

### PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 of Official Records of Douglas County, State of Nevada.

### PARCEL FOUR:

(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 a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East,

(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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the 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, 1984m as Document No. 96758 of Official records of Douglas County, during ONE use weeks within the SWING SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said Use Week within said "Use Season".

