

DOC # 770959  
09/23/2010 08:44AM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:

VIN

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 42.00  
BK-910 PG-4650 RPTT: 0.00



**APN: PTN of 1318-26-101-006**

Recording requested by: Michael Steven O'Connor  
and when recorded Mail To:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819

Escrow# 67031010051A

---

Mail Tax Statements To: Kingsbury Crossing Owners Association, P.O. Box 7049,  
Stateline, NV 89449

## **Limited Power of Attorney**

**Michael Steven O'Connor aka Michael S. O'Connor and Dale Yolanda  
O'Connor aka Dale Y. O'Connor, whose address is 16 Westridge Dr.,  
Petaluma, CA 94952, "Grantor"**

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

**Anne Stewart**

**Document Date: 12/7/2009**

**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

Michael Steven O'Connor aka Michael S. O'Connor and Dale Yolanda O'Connor aka Dale Y.

O'Connor (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 authroized represetative 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 Kingsbury Crossing and legally described as: High 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 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



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 7<sup>th</sup> day of December, 2009 Signed in the Presence of:

Michelle Gott  
Witness Signature # 1

Michael Steven O'Connor  
Printed Name of Principal  
Michael Steven O'Connor

Michelle Gott  
Printed Name of Witness #1

Debbie Lee  
Witness Signature #2

Dale Yolanda O'Connor  
Printed Name of Principal  
Dale Yolanda O'Connor

Debbie Lee  
Printed Name of Witness #2

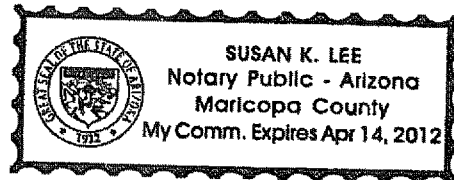
Address of Principal:  
116 Westridge Drive  
Petaluma, CA 94952

State of: Arizona

County of: Maricopa

On this 7<sup>th</sup> day of December, 2009, before me Susan K Lee (notary) personally appeared Michael Steven O'Connor & Dale Yolanda O'Connor 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.

Susan K Lee  
NOTARY PUBLIC  
My Commission Expires: 4-14-2012





## Exhibit "A"

File number: 67031010051A

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 real property the exclusive right to use and occupy all of the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real 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 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, and second amendment to Declaration of Timeshare Use Recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425 ("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.

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