

DOC # 774071
11/18/2010 12:32PM Deputy: SD
OFFICIAL RECORD
Requested By:

VIN Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1110 PG-4204 RPTT: 0.00



APN: PTN of 1318-26-101-006

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

Escrow# 67080510041A

Mail Tax Statements To: Kingsbury Crossing Owners Association, PO Box 7049, Stateline, NV 89449

Limited Power of Attorney

**Brent James Branco a/k/a Brent Branco and Michelle Annette
Branco a/k/a Michelle Branco, whose address is 153 Wilson, Tulare,
CA 93274, "Grantor"**

Hereby Grant(s) Power of Attorney To:

Anne Stewart

Document Date: 7/07/2010

**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

Brent James Branco a/k/a Brent Branco and Michelle Annette Branco a/k/a Michelle Branco

(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



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 7th day of
July, 2010 Signed in the Presence of:

Gina Mori
Witness Signature # 1

Brent James Branco
Signature Name of Principal

Gina Mori
Printed Name of Witness # 1

Brent James Branco
Printed Name of Principal

Dona McGowan
Witness Signature # 2

Michelle Annette Branco
Signature Name of Principal

Dona McGowan
Printed Name of Witness # 2

Michelle Annette Branco
Printed Name of Principal

Address of Principal:

State of: California
County of: San Luis Obispo

153 Wilson
Tulare CA, 93274

On this 7th day of July, 2010,
before me (notary) M Y Miller, Notary Public

personally appeared Brent James Branco and Michelle Annette Branco, who
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.

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

[Signature]
NOTARY PUBLIC

My Commission Expires: July 19, 2012

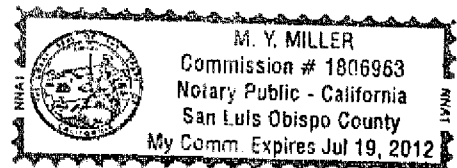




Exhibit "A"

File number: 67080510041A

Interval Number: 431002A

HOA Number: 471212403

Season: High

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 (1/23213) 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.

Except 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 (Kingsbury Crossing) recorded February 16, 1983, in Book 283, at page 1431 as Document No. 76233 Official Records of Douglas County, Nevada, as amended (the "Declaration"), 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), 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 interests described in Parcels A and B under the Declaration and Bylaws of the Association.