

DOC # 784125
06/03/2011 08:56AM Deputy: SD
OFFICIAL RECORD
Requested By:
Timeshare Closing Services
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-611 PG-361 RPTT: 0.00

APN: 1318-26-101-006 ptn

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

Escrow# 67111110044



Mail Tax Statements To: James R. Kolberg, 8181 Tommy Dr., San Diego, CA 92119

Limited Power of Attorney

**Leroy Eugene Watkins, whose address is 8545 Commodity Circle,
Orlando, FL 32819, "Grantor"**

Hereby Grant(s) Power of Attorney To:

Anne Stewart

Document Date: September 21, 2010

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



LIMITED POWER OF ATTORNEY

Leroy Eugene Watkins and _____, ("THE PRINCIPAL(S)") do hereby make, constitute and appoint DIAMOND RESORTS INTERNATIONAL MARKETING, INC., ("THE AGENT") by and through their authorized representatives, ANNE STEWART and 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 Lodge at Kingsbury Crossing, Stateline, NV and legally described as: Unit # ___ Week # ___ including, but not limited to, the power and authority to execute any instruments necessary to close THE TRANSACTION on 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 DIAMOND RESORTS INTERNATIONAL MARKETING, INC., shall lawfully do or cause to be done those acts authorized herein.

IN WITNESS WHEREOF, this instrument has been executed as of this 21st day of September, 2010 Signed in the Presence of:

Kimberly R. Goude Leroy Eugene Watkins
Witness Signature # 1 Signature Name of Principal

Kimberly R. Goude Leroy Eugene Watkins
Printed Name of Witness # 1 Printed Name of Principal

Nicholas McAbee _____
Witness Signature # 2 Signature Name of Principal

Nicholas McAbee _____
Printed Name of Witness # 2 Printed Name of Principal

State of: Virginia Address of Principal:
County of: James City 6307 Martin Luther King Jr
 Highway
 Capitol Heights, MD 20743

On this 21st day of September, 2010, before me Eric James Enslin (notary) personally appeared Leroy Eugene Watkins and 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.

Eric James Enslin
NOTARY PUBLIC
My Commission Expires: Oct 31, 2014

(Notary Seal)
ERIC JAMES ENSLEN
Notary Public # 7332932
Commonwealth of Virginia
My Commission Expires Oct. 31, 2014



Exhibit "A"

File number: 67111110044

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 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, 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 interests described in Parcels A and B under the Declaration and by laws of the association.

EXHIBIT "A"

Interval number 310712A
MOA number 478802461
High, Annual