



APN: 1319-30-720-001 PTN

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

Escrow# 67012011044A

Mail Tax Statements To: Nixon Family Trust, LLC, 2 East Congress Street, Suite 900,
Tucson, AZ 85701

Limited Power of Attorney

**Carol Lynn Osgood a/k/a Carol Osgood, whose address is 8545
Commodity Circle, Orlando, FL 32819, "Grantor"**

Hereby Grant(s) Power of Attorney To:

Anne Stewart

Document Date: 12/27/10

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



LIMITED POWER OF ATTORNEY

Carol Lynn Osgood, ("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 Ridge View** 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 27th day of December, 2010 Signed in the Presence of:

mBaillargeon
Witness Signature # 1

Carol Lynn Osgood
Signature Name of Principal

mBaillargeon
Printed Name of Witness # 1

Carol Lynn Osgood
Printed Name of Principal

Alex K
Witness Signature # 2

Signature Name of Principal

Alexis K
Printed Name of Witness # 2

Printed Name of Principal

State of: Arizona
County of: Yavapai

Address of Principal:
2317 Vine Avenue
Klamath Falls, OR 97601

On this 27th day of December, 2010, before me Jacqueline M Pagoto (notary) personally appeared Carol Lynn Osgood 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.

Jacqueline M Pagoto
NOTARY PUBLIC
My Commission Expires 6/29/2011

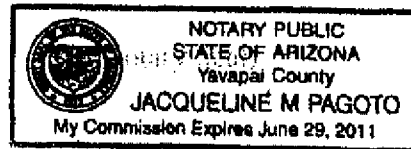




Exhibit "A"

File number: 67012011044A

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1. as designated on the Seventh Amended Map of Tahoe Village Unit No. 1 recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(b) Unit No. 022 as shown and delined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purpose over and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line and adjustment map recorded March 4, 1985, in Book 385, at page 160, of Official Records of Douglas County, Nevada as DocumentNo. 114254.

Parcel 3: the exclusive right to use said unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above during on "use week" within the "winter use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.