

DOC # 801849
05/03/2012 09:45AM Deputy: PK
OFFICIAL RECORD
Requested By:

VIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-512 PG-800 RPTT: 0.00



APN: PTN of 1318-26-101-006

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

Escrow# 76022912013A

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

Limited Power of Attorney

**Wayne A. Rumbel and Linda L. Rumbel, whose address is 8545
Commodity Circle, Orlando, FL 32819, "Grantor"**

Hereby Grant(s) Power of Attorney To:

John Hutchinson

Document Date: 3/16/12

**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.**



Prepared By: Wayne A. Rumbel

and Return To:

Timeshare Closing Services
8545 Commodity Circle
Orlando, Florida 32819

RESORT NAME:
Kingsbury Crossing

Limited Durable Power of Attorney

Know all men by these presents: That the undersigned, ("**Grantor(s)**") being of legal age, **do(es) hereby constitute** and appoint **John Hutchinson** ("**Grantee**") also of legal age, as Grantor(s) true and lawful attorney-in-fact for and on behalf and in Grantor(s) name, place and stead to do any and all of the following acts:

To perform any and all acts necessary to convey the real and personal property legally described in the attached **Exhibit A** and made a part hereof ("property"). This power includes, but is not limited to, contacting the resort on Grantor(s) behalf, contacting the resort and/or management company for the resort and/or contacting the vacation club and/or membership and/or management company for the vacation club and/or membership, as applicable, for any purpose including, but not limited to, obtaining the following: any owner documents; copies of all declarations of condominium and any amendments; copies of all By-Laws of the condominium and any amendments; copies of all rules and regulations of the condominium and any amendments; copies of all documents establishing the resort and/or timeshare and any amendments; copies of all By Laws of the resort and/or timeshare and any amendments; copies of all rules and regulations of the resort and/or timeshare and any amendments; copies of all documents establishing the cooperative and any amendments; copies of all By Laws of the cooperative and any amendments; copies of all rules and regulations of the cooperative and any amendments; copies of all leases as to my interest in the cooperative; copies of all documents establishing the vacation club and/or membership and any amendments; copies of all By-Laws of the vacation club and/or membership and any amendments; and/or copies of all leases as to my interest in the vacation club and/or membership. This power also includes, but is not limited to, contacting the resort on Grantor(s) behalf and making inquiries into the status of accounts and/or obtaining statements of the accounting and/or budgets and/or annual reports affecting this property, changing the address of record, obtaining information related to the property, making reservations, banking or depositing weeks, points or any other usage, ordering death certificates, collecting proceeds, paying expenses, executing any and all documents, notarial, affidavit or otherwise related to the property, in the names as written below or in other form, engaging legal counsel at no cost to Grantor for any issues related to the property, and all other issues that are deemed necessary in Grantee's discretion to carry out the transfer of said property. This power shall not be affected by the disability of the Grantor(s). Grantee has the power to perform all and every act and thing fully and to the same extent as the Grantor(s) could do if personally present, with full power of substitution and revocation, including but not limited to transferring, selling, conveying, assigning or gifting the property.

(Grantor(s) initials) WAR LLR



And the Grantor(s) do(es) hereby ratify and confirm all whatsoever that the said attorney-in-fact or duly appointed substitute shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, this instrument has been executed as of this 16 day of March, 2012.

[Signature]
Witness Signature # 1
Print Name: Theresa H. Ancira

GRANTOR(S)
[Signature]
Grantor Signature
Print Name: Wayne A. Rumbel

[Signature]
Witness Signature # 2
Print Name: William Herron

[Signature]
Grantor Signature
Print Name: Linda L. Rumbel

State of Michigan
County of Genesee

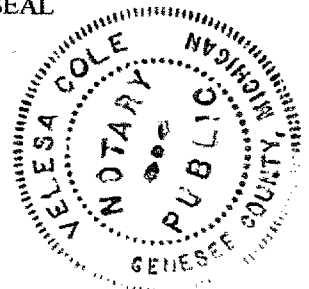
On March 16, 2012, before me, Velesa Cole, Notary Public, personally appeared Wayne A. Rumbel and Linda L. Rumbel, who proved to me on the basis of satisfactory evidence* to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) in the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

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

* Type of evidence Provided: Drivers License

WITNESS my hand and official seal
SIGNATURE [Signature]
Notary Public Velesa Cole

NOTARY SEAL



COMMISSION EXPIRES: 5/10/2014

VELESA COLE
NOTARY PUBLIC, GENESSEE COUNTY, MI
COMMISSION EXPIRES 5/10/2014

ACTING IN THE COUNTY OF Genesee



Exhibit "A"

File number: 76022912013A

Interval Number: 3307-06
HOA Number: 470935672
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 (1/3213) interest as a tenant-in-common in the following described real property (The 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 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 the Declaration of Timeshare use (Kingsbury Crossing) recorded February 16, 1983 in Book 283, Page 1341 as Document No. 076233, Official Records of Douglas County, Nevada, as amended (the "Declaration"), together with the right to grant said easement 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 use and 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 interest described in Parcels A and B under the declaration and bylaws of the association.