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OFFICIAL RECORD

Requested By:  
Timeshare Title, Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$42.00  
BK-512 PG-5207 RPTT: 0.00



**This document prepared by:** )  
GroupWise, Inc. )  
701 N. Hermitage Road, Suite 26 )  
Hermitage, PA 16148 )

**After recording return to:** )  
Name: Kathy Perriello )  
Firm/Company: Timeshare Title, Inc. )  
Address: PO Box 3175 )  
City, State, Zip: Sharon, PA 16146 )  
Phone: 724-347-1061 )

Escrow No. 12-5351 )  
Portion of Parcel No. 42-281-04 )

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This Instrument was prepared by: GroupWise, Inc.

Brief description for the Index: Limited Power of Attorney

Cover Page for

**LIMITED POWER OF ATTORNEY**

Party One: **Raymond O. Bonser, Jr. and Patricia A. Bonser**  
7965 Orchard Street, Rancho Cucamonga, CA 91701

Party Two: **GroupWise, Inc., Rhonda Smerkar, Authorized Representative**  
701 N. Hermitage Road, Suite 26, Hermitage, PA 16148



**LIMITED POWER OF ATTORNEY**  
(Sales/Convey/Transfer)

WE, RAYMOND O. BONSER, JR. AND PATRICIA A. BONSER, DO HEREBY APPOINT Rhonda Smerkar of GroupWise, Inc., as our true and lawful attorney-in-fact for us and in our name and stead, and for our use and benefit to bargain, sell, contract or convey any and all right, title and interest in and to the following described real property (timeshare):

**THE RIDGE TAHOE, as more particularly described in "EXHIBIT A".**

Giving and granting unto our said attorney-in-fact full authority and power to execute in our names, a Purchase Agreement, and Deposit Receipt, Grant Bargain and Sales Deed and any other customary or required documents, binding us to a transfer of the Timeshare, as fully to all intents and purposes as the undersigned might or could do if they were personally present, hereby ratifying and confirming all that our said attorney-in-fact shall lawfully do, or cause to be done, by virtue of these presents. Said attorney-in-fact is authorized to execute a deed on our behalf.

WITNESS OUR HANDS this 22nd day of March, 2012.

*Raymond O. Bonser, Jr.*  
Raymond O. Bonser, Jr.

*Patricia A. Bonser*  
Patricia A. Bonser

Acknowledgement of Witnesses- Required

We, Joel Black and Ron Basco do hereby affirm that the  
(Print Witness Name) (Print Witness Name)

above document was signed in our presence by the above parties that they signed it willingly and without undue influence, and that they appear to be of sound mind.

Witness Signature: *Joel Black*

Date: 3/22/12

Witness Signature: *Ron Basco*

Date: 3/22/12



### ACKNOWLEDGMENT

State of California  
County of San Bernardino

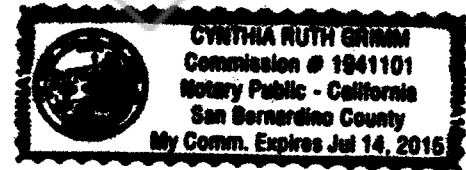
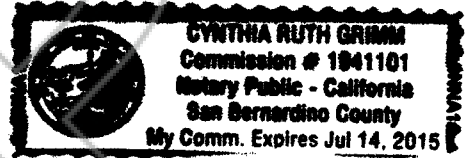
On March 22, 2012 before me, Cynthia Ruth Grimm  
(Insert name and title of the officer)

personally appeared Raymond Orville Bonser JR and Patricia Ann Bonser  
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.

WITNESS my hand and official seal.

Signature Cynthia Ruth Grimm (Seal)



Comm. # 1941101

EXPIRES 7-14-15



**EXHIBIT A**

**Parcel One:**

An **undivided 1/51st interest** in and to that certain condominium as follows:

- (a) an un-divided 1/106<sup>th</sup> interest as tenants-in-common, in and to Lot 37 of **Tahoe Village Unit No. 3** as shown on the Ninth Amended Map recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom units 039 to 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, of Official Records of Douglas County, State of Nevada.
- (b) **Unit No. 042** as shown and defined on said Condominium Plan.

**Parcel Two:**

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of **Tahoe Village Unit No. 3**, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records.

**Parcel Three:**

A non-exclusive easement for ingress and egress and recreational purposes and for use and **enjoyment** and incidental purposes over, on and through Lots 29, 39, 40 and 41, as shown on said Tahoe Village Unit No. 3, Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

**Parcel Four:**

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, -and-
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

**Parcel Five:**

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions, and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during **ONE use week within the Prime SEASON**, as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said alternate use week within said "use season".

A **Portion** of Parcel No. 42-281-04