

DOC # 805246  
07/09/2012 09:40AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
Timeshare Closing Services  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-712 PG-1483 RPTT: 0.00



APN: 1319-30-720-001 PTN

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

Escrow# 67043012001

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Mail Tax Statements To: Elizabeth Fox, 64 Via Regalo, San Clemente, CA 92673

## Limited Power of Attorney

John D. McCabe and Joanne McCabe a/k/a Joanne M. McCabe,  
whose address is 8545 Commodity Circle, Orlando, FL 32819,  
"Grantor"

Hereby Grant(s) Power of Attorney To:

Anne Stewart

Document Date: January 30, 2012

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



**LIMITED POWER OF ATTORNEY**

JOHN D. McCABE & JOANNE M. <sup>McCABE</sup> ("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 HENRY VELEZ, 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 Ridge Tahoe 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 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 30<sup>th</sup> day of JANUARY, 2012 Signed in the Presence of:

[Signature]  
Witness Signature # 1

[Signature]  
Signature Name of Principal

Regina M. Mores  
Printed Name of Witness # 1

JOHN D. McCABE  
Printed Name of Principal

[Signature]  
Witness Signature # 2

[Signature]  
Signature Name of Principal

Y. Colon  
Printed Name of Witness # 2

JOANNE M. McCABE  
Printed Name of Principal

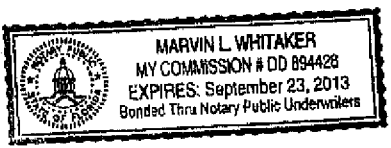
State of: FL  
County of: OSCEOLA

Address of Principal:  
24 Swan Road  
Winchester, MA 01890

On this 30<sup>th</sup> day of JANUARY, 2012, before me MARVIN L. WHITAKER (notary) personally appeared JOHN D. McCABE & JOANNE M. McCABE 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.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 9/23/2013

(Notary Seal)





## Exhibit "A"

File number: 67043012001

A Timeshare Estate comprised of:

Parcel One:

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

(a) An undivided 1/106th 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 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, Official Records of Douglas County, Nevada.

(b) Unit No. 196 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 modification thereof recorded on 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 may become 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 terms are 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 use week within said use season.