

DOC # 807126
08/07/2012 10:56AM Deputy: SG
OFFICIAL RECORD
Requested By:
Timeshare Closing Services
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-812 PG-1508 RPTT: 0.00

APN: 1318-15-819-001 PTN

Recording requested by: Ray Edward Swanagon
and when recorded Mail To:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819

Escrow# 67052412007



Mail Tax Statements To: Angie Nguyen, 14738 26th Ave NE, Shoreline, Washington
98155

Limited Power of Attorney

Ray Edward Swanagon and Helen Holly Sandberg-Swanagon, whose
address is 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Hereby Grant(s) Power of Attorney To:

Anne Stewart

Document Date: April 17, 2012

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



LIMITED POWER OF ATTORNEY

Escrow No: 67052412007

RAY EDWARD SWANAGON AND HELEN HOLLY

SANDBERG-SWANAGON (THE PRINCIPAL(S)) do hereby make, constitute and appoint DIAMOND RESORTS INTERNATIONAL MARKETING, INC, ("THE AGENT") by and through their authorized representatives, ANNE STEWART or 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 **SOUTH SHORE CONDOMINIUM** and legally described as: **Unit # , Week # ** including, but not limited to, the power and authority to execute any instruments necessary to close THE TRANSACTION 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 17th day of April, 2012. Signed in the Presence of:

[Signature]
Witness Signature # 1

[Signature]
Signature of Principal

W Garter Black
Printed Name of Witness # 1

RAY EDWARD SWANAGON
Printed Name of Principal

[Signature]
Witness Signature # 2

[Signature]
Signature of Principal

Gabe Colwell
Printed Name of Witness # 2

HELEN HOLLY SANDBERG-SWANAGON
Printed Name of Principal

State of: California
County of: San Luis Obispo

Address of Principal:
525 W. El Norte PKY 317
Escondido CA 920626 92026

On this 17th day of April, 2012,
before me (notary) Gina Mori, Notary Public
personally appeared RAY EDWARD SWANAGON AND HELEN HOLLY SANDBERG-SWANAGON 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.

Gina Mori
NOTARY PUBLIC
My Commission Expires: 8/7/14

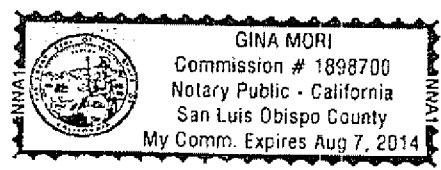




Exhibit "A"

File number: 67052412007

A 84,000/90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 in South Shore Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium - South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The property is a/an Biennial Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 168,000 points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Odd Resort Year(s).