

DOC # 807162
08/08/2012 08:50AM Deputy: SG
OFFICIAL RECORD
Requested By:

VIN

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-812 PG-1856 RPTT: 0.00



APN: 1319-30-720-001 PTN

Recording requested by:
Charles Albert Leaver a/k/a Charles A. Leaver
and when recorded Mail To:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819

Escrow# 67052512002A

Mail Tax Statements To: Dells Vacation Holding, LLC, 123 West 1st Street, Suite 675,
Casper, Wyoming 82601

Limited Power of Attorney

**Charles Albert Leaver a/k/a Charles A. Leaver and Leslie Severn
Leaver a/k/a Leslie S. Leaver, whose address is 8545 Commodity
Circle, Orlando, FL 32819, "Grantor"**

Hereby Grant(s) Power of Attorney To:

Anne Stewart

Document Date: 05/03/2012

**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

Charles Albert Leaver and Leslie Severn Leaver, ("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 The Ridge Tahoe and legally described as: Unit # 068 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 3rd day of May, 2012 Signed in the Presence of:

[Signature]

Witness Signature # 1

Renee Rciot

Printed Name of Witness # 1

[Signature]

Witness Signature # 2

mBaillargeon

Printed Name of Witness # 2

[Signature]

Signature Name of Principal

Charles Albert Leaver

Printed Name of Principal

[Signature]

Signature Name of Principal

Leslie Severn Leaver

Printed Name of Principal

Address of Principal:

28706 Hope Circle

Easton, MD 21601

State of: Arizona
County of: Yavapai MARICOPA

On this 3rd day of May, 2012, before me

[Signature]

(notary) personally appeared Charles Albert

Leaver and Leslie Severn Leaver 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: 10/4/12





Exhibit "A"

File number: 67052512002A

All that certain property located and situated in Douglas County, State of Nevada, more particularly described below;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 068 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded April 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.