

APN: 1319-30-720-001PTN

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

Escrow# 67082112043

DOC # 809920  
09/28/2012 09:46AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
Timeshare Closing Services  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-912 PG-6989 RPTT: 0.00



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Mail Tax Statements To: Ted Andrew Johanson, 1016 Wisconsin Street, Stevens Point, WI 54481

## Limited Power of Attorney

John Richard Ullmer and Paulina Dantas Ullmer, whose address is 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Hereby Grant(s) Power of Attorney To:

Diamond Resorts International Marketing, Inc.  
through its authorized representatives  
Brad Holtel,  
"Attorney-in-Fact" or "Agent"

Document Date: July 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 Richard Ullmer and Paulina Dantas Ullmer, ("THE PRINCIPAL(S)") do hereby make, constitute and appoint DIAMOND RESORTS INTERNATIONAL MARKETING, INC. ("THE AGENT") by and through their authorized representatives, BRAD HOLTEL, 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 # 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 30th day of July, 2012 Signed in the Presence of:

[Signature]  
Witness Signature # 1

Sabrina Baretta  
Printed Name of Witness # 1

[Signature]  
Witness Signature # 2

Sabrina Jacobs  
Printed Name of Witness # 2

[Signature]  
Signature Name of Principal

John Richard Ullmer  
Printed Name of Principal

[Signature]  
Signature Name of Principal

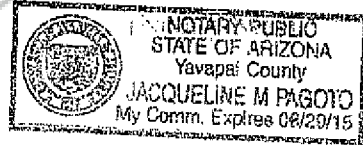
Paulina Dantas Ullmer  
Printed Name of Principal

Address of Principal:  
3156 East Kingbird  
Chandler, Arizona. 85286

State of: Arizona  
County of: Yavapai

On this 30th of July, 2012, before me Jacqueline M. Pagoto (notary) personally appeared John Richard Ullmer and Paulina Dantas Ullmer 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:  
6/29/2015





## Exhibit "A"

File number: 67082112043

All that certain property located and situate 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, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

A Timeshare Estate comprised of:

### PARCEL ONE:

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

(a) An undivided 1/106 th interest, as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990, as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom units 039 through 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, State of Nevada.

(b) Unit No. 182 as shown and defined on said last Condominium Plan

### PARCEL TWO:

(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, M.D.B.& M.;

-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 THREE:

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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: (1) recorded September 28, 1973, as Document No. 69063 in book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE:

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of the Ridge Tahoe Phase Five recorded 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, State of Nevada, 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 right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A portion of APN 42-287-08