

DOC # 830855
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OFFICIAL RECORD
Requested By:

VIN

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-913 PG-4088 RPTT: 0.00



APN: 1319-30-720-001 PTN

Recording requested by: JAMES DAVID SEBRING
a/k/a JAMES D. SEBRING
and when recorded Mail To:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819

Escrow# 67051513022A

Mail Tax Statements To: Cullen Family Vacations, LLC, 5830 East 2nd Street, Casper, WY
82609

Limited Power of Attorney

**JAMES DAVID SEBRING a/k/a JAMES D. SEBRING and LAUREN LEIGH SEBRING
a/k/a LAUREN L. SEBRING, whose address is 8545 Commodity Circle, Orlando,
FL 32819, "Grantor"**

Hereby Grant(s) Power of Attorney To:

Brad Holtel

Document Date: 2/18/13

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

James David Sebring and Lauren Leigh Sebring, ("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 18th day of Feb, 2013 Signed in the Presence of:

Robert Pringle
Witness Signature # 1

James D Sebring
Signature of Principal

Robert Pringle
Printed Name of Witness #1

James David Sebring
Printed Name of Principal

[Signature]
Witness Signature # 2

Lauren Leigh Sebring
Signature of Principal

Dence DeFors
Printed Name of Witness # 2

Lauren Leigh Sebring
Printed Name of Principal

Address of Principal:
500 Elizabeth Lake Drive
Hampton, VA 23669

State of: California
County of: San Luis Obispo
On this 18th day of Feb, 2013,
before me (notary) Gina Mori, Notary Public

personally appeared James David Sebring and Lauren Leigh Sebring 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

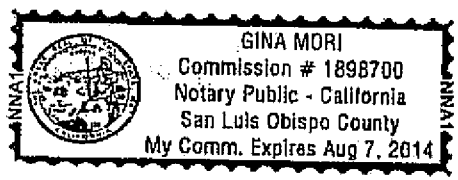




Exhibit "A"

File number: 67051513022A

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 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 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 263 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in ODD-numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB & M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 42-010-40