

APN: 1319-30-542-085-PT7

Recording requested by:
Billy Gene McSwain
and when recorded Mail To:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819

Escrow# 67092513006A

DOC # 842115
05/07/2014 08:57AM Deputy: SG
OFFICIAL RECORD
Requested By:

VIN

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-514 PG-1255 RPTT: 0.00



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

Limited Power of Attorney

**Billy Gene McSwain a/k/a Billy G. McSwain and Diane Miller Lewis McSwain a/k/a
Diane M. McSwain, whose address is 8545 Commodity Circle, Orlando, FL 32819,
"Grantor"**

Hereby Grant(s) Power of Attorney To:

Brad Holtel

Document Date: 03/24/2013

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



LIMITED POWER OF ATTORNEY

Billy Gene McSwain & Diane Miller Lewis McSwain, ("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 Tahoe Village Unit No. 3 and legally described as: Unit # A4 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 24 day of March, 2013 Signed in the Presence of:

[Signature]
Witness Signature # 1

Fred Clairmont
Printed Name of Witness # 1

[Signature]
Witness Signature # 2

Kristi Swartz
Printed Name of Witness # 2

[Signature]
Signature of Principal

Billy Gene McSwain
Printed Name of Principal

[Signature]
Signature of Principal

Diane Miller Lewis McSwain
Printed Name of Principal

Address of Principal:
6653 Sunny Brae Drive
San Diego, Ca 92119

State of: California
County of:

On this 24th day of March, 2013, before me (notary) KRISTI L. SWARTZ, Notary Public personally appeared Billy Gene McSwain & Diane Miller Lewis McSwain 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.

[Signature]
NOTARY PUBLIC
My Commission Expires: April 1, 2015





Exhibit "A"

File number: 67092513006A

TOGETHER with the tenants, 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 the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, page 1232, Document No. 134786, 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 1:

An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 4 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. A4 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "Alternate Use Week" in Odd numbered years within the Swing "use season" as that term is defined in the Second Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "C,C & R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "Use Week" in the above-referenced "use season" as more fully set forth in the in the C,C & R's.

A portion of APN 42-230-20