

DOUGLAS COUNTY, NV

2016-881423

Rec:\$17.00

\$17.00 Pgs=4

05/31/2016 08:40 AM

GROUPWISE, INC

KAREN ELLISON, RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 1319-30-644-043

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Limited Power of Attorney

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

GroupWise, Inc.

RETURN TO: Name GroupWise, Inc.

Address 701 N. Hermitage Road, Suite 26

City/State/Zip Hermitage, PA 16148

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Ridge Tahoe Property Owner's Association

Address PO Box 5712

City/State/Zip Stateline, NV 89449-5712

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

LIMITED POWER OF ATTORNEY
(Sales/Convey/Transfer)

I, PATRICIA T. LARSEN, DO HEREBY APPOINT Rhonda Allen of GroupWise, Inc., as my true and lawful attorney-in-fact for me and in my name and stead, and for my use and benefit to bargain, sell, contract or convey any and all right, title and interest in and to the following described real property (timeshare):

THE RIDGE TAHOE, as more particularly described in Exhibit "A".

Giving and granting unto my said attorney-in-fact full authority and power to execute in my name, a Purchase Agreement, and Deposit Receipt, Grant Bargain and Sales Deed and any other customary or required documents, binding me to a transfer of the Timeshare, as fully to all intents and purposes as the undersigned might or could do if I were personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do, or cause to be done, by virtue of these presents. Said attorney-in-fact is authorized to execute a deed on my behalf.

WITNESS MY HAND this 8 day of JAN, 2016

Patricia T. Larsen
Patricia T. Larsen

Acknowledgement of Witnesses- Required

We *Jessie Perre* and *Chris Salazar* do hereby affirm that the
(Print Witness Name) (Print Witness Name)

above document was signed in our presence by the above party that she signed it willingly and without undue influence, and that she appeared to be of sound mind.

Witness Signature: *Jessie Perre*

Date: 1-8-16

Witness Signature: *Chris Salazar*

Date: 1-8-16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

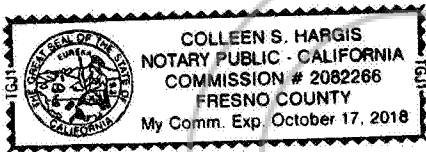
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of FRESNO
On 1/8/16 before me, Colleen S HARGIS Notary Public
Date Here Insert Name and Title of the Officer
personally appeared PATRICIA T LARSEN
Name(s) of Signer(s)

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 Colleen S Hargis
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"

A Timeshare Estate comprised of:

PARCEL ONE:

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

- (a) An undivided 1/106th interest, as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3, as shown on the Ninth Amended Map, recorded July 14, 1988, as Document No. 182057, 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, Nevada.
- (b) Unit No. 076 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Documents No. 63805, records of said county and state, 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 the modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

PARCEL THREE:

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, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh-Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted by 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, - 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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of the Ridge Tahoe Phase Five recorded on 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, during ONE use week within the PRIME SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights 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 AMP 42-284-10