

DOUGLAS COUNTY, NV

**2016-886256**

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\$17.00 Pgs=4

08/18/2016 09:46 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-720-001 PTN

Recording requested by: Gary C. Baker  
and when recorded Mail To:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819

Escrow# 110060616005

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Mail Tax Statements To: Jamie Allen Taylor, 1066 Depot Court, Gervais, Oregon 97026

## **Limited Power of Attorney**

**Gary C. Baker and Gail M. Baker, whose address is 8545 Commodity Circle,  
Orlando, FL 32819, "Grantor"**

**Hereby Grant(s) Power of Attorney To:**

**Joel Richwagen**

**Document Date: June 15, 2016**

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

Prepared By: GARY C. BAKER

and Return To:

Timeshare Closing Services  
8545 Commodity Circle  
Orlando, Florida 32819

RESORT NAME: The Ridge Tahoe

## Limited Durable Power of Attorney

Know all men by these presents: That the undersigned, ("Grantor(s)") being of legal age, do(es) hereby constitute and appoint Joel Richwagen ("Grantee") also of legal age, as Grantor(s) true and lawful attorney-in-fact for and on behalf and in Grantor(s) name, place and stead to do any and all of the following acts:

*Grantor(s) Initials*

GR JB To perform any and all acts necessary to convey the real and personal property legally described in the attached **Exhibit A** and made a part hereof ("Property").

GR JB To contact, discuss, and obtain documents related to the Property and all my account information with the resort, management company, vacation club or membership, or similar entities.

GR JB To make reservations, bank or deposit weeks, points or any other usage.

GR JB To manage my account, including but not limited to, engaging legal counsel and taking any and all actions related to the Property deemed necessary in Grantee's discretion.

GR JB To advertise, pay expenses, and collect and pay consideration due as part of the transaction to convey the Property.

Grantee has the power to perform all and every act and thing fully and to the same extent as the Grantor(s) could do if personally present, with full power of substitution and revocation, including but not limited to transferring, selling, conveying, assigning or gifting the Property. This power shall not be affected by the later incapacity or disability of the Grantor(s).

**And the Grantor(s) do(es) hereby ratify and confirm** all whatsoever that the said attorney-in-fact or duly appointed substitute shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, this instrument has been executed as of this 15 day of JUNE, 2016.

GRANTOR(S)

Leonard B Pell II  
Witness Signature # 1  
Print Name: LEONARD B PELL II

Gary C Baker  
Grantor Signature  
Print Name: GARY C. BAKER

Linda Pell  
Witness Signature # 2  
Print Name: LINDA PELL

Gail M Baker  
Grantor Signature  
Print Name: GAIL M. BAKER

State of Arizona

County of Maricopa

On June 15, 2016, before me, Gabriela Omerovic, Notary Public, personally appeared GARY C. BAKER and GAIL M. BAKER, 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) in the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona, that the foregoing paragraph is true and correct.

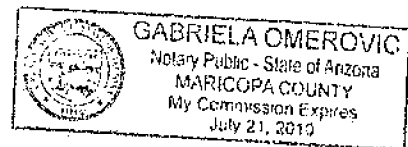
\* Type of evidence Provided: AZ DL

WITNESS my hand and official seal

SIGNATURE Gabriela Omerovic  
Notary Public

COMMISSION EXPIRES: 7/21/19

NOTARY SEAL



## Exhibit "A"

File number: 110060616005

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 1/50th interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 35 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 Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declaration.

A portion of APN: 42-254-35