

DOUGLAS COUNTY, NV

**2019-935036**

Rec:\$35.00

\$35.00

Pgs=4

09/12/2019 08:42 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1318-15-818-000 PTN

Recording requested by: Helmut Yurk  
and when recorded Mail To:  
Timeshare Closing Services, LLC.  
8545 Commodity Circle  
Orlando, FL 32819

Escrow# 110052019002T

---

Mail Tax Statements To: Angelica Galli, 5268 Rimwood Drive, San Jose, California 95118

## Limited Power of Attorney

,Helmut Yurk and Jodeen M. Yurk whose address is c/o 8545 Commodity Circle,  
Orlando, FL 32819, "Grantor"

Hereby Grant(s) Power of Attorney To:

Joel Richwagen

Document Date: S-30-19

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

Prepared By: Helmut Yurk

and Return To:

Timeshare Closing Services  
8545 Commodity Circle  
Orlando, Florida 32819

RESORT NAME: South Shore Condominium

**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*

H4 JYF 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").

H4 JYF 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.

H4 JYF To make reservations, bank or deposit weeks, points or any other usage.

H4 JYF 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.

H4 JYF 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 30 day of May, 2019.

**GRANTOR(S)**

Lori von Seggern  
Witness Signature # 1  
Print Name: Lori von Seggern

Helmut Yurk  
Grantor Signature  
Print Name: Helmut Yurk

Charlotte Young  
Witness Signature # 2  
Print Name: Charlotte Young

Jodeen M. Yurk  
Grantor Signature  
Print Name: Jodeen M. Yurk

State of Nebraska  
County of Dodge

On May 30, 2019, before me, Hayley A. Fischer, Notary Public, personally appeared Helmut Yurk and Jodeen M. Yurk, 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 Nebraska that the foregoing paragraph is true and correct.

\* Type of evidence Provided: Drivers license

WITNESS my hand and official seal

SIGNATURE Hayley A. Fischer  
Notary Public

COMMISSION EXPIRES: 3-26-20

NOTARY SEAL



## Exhibit "A"

File number: 110052019002T

A 189,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 in **South Shore Condominium** ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium - South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Developer, its successors and assigns.

The property is a/an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 189,000 points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Each Resort Year(s).