

DOUGLAS COUNTY, NV

2022-983531

Rec:\$40.00

\$40.00

Pgs=4

04/11/2022 08:24 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-15-000-025 PTN

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

Escrow# 110011419001

Limited Power of Attorney

Frederick L. Talcott and Nancy Lee Talcott, whose address is 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Hereby Grant(s) Power of Attorney To:

Joel Richwagen

Document Date: 2/23/2019

The following described real property, situated in Douglas County, State of Nevada, known as David Walley's Hot Springs Resort, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

Prepared By: FREDERICK L. TALCOTT

and Return To:

Timeshare Closing Services
8545 Commodity Circle
Orlando, Florida 32819

RESORT NAME: David Walley's Hot Springs Resort

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

ATP 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").

ATP 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.

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

ATP 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.

ATP 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 23 day of Feb 2019.

GRANTOR(S)

[Signature]
Witness Signature # 1
Print Name: ANNA K. MORA

[Signature]
Grantor Signature
Print Name: FREDERICK L. TALCOTT

[Signature]
Witness Signature # 2
Print Name: Nancy Lee Talcott
Kwasi sefa

[Signature]
Grantor Signature
Print Name: NANCY LEE TALCOTT

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 Alameda

On February 23rd, 2019, before me, Alfred Zollar, Notary Public, personally appeared FREDERICK L. TALCOTT and NANCY LEE TALCOTT, 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 California that the foregoing paragraph is true and correct.

* Type of evidence Provided: _____

WITNESS my hand and official seal

SIGNATURE: [Signature]
Notary Public

COMMISSION EXPIRES: 2/24/2022

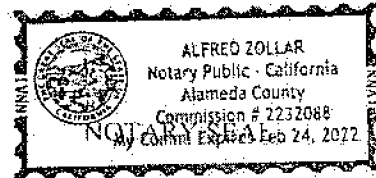


Exhibit "A"

File number: 110011419001

An undivided fee simple ownership interest in and to the following described Time Share Interest that has been created at David Walley's Hot Springs Resort and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of record on August 27, 2001 with the recorder in and for Douglas County, Nevada in Book 0801 Page 6980, as amended:

Unit Type: 2bd Phase: 1 Inventory Control No: 36021002192

Alternate Year Time Share: Even First Year Use: 2022

If acquiring a Time Share Interest in Phase I, BUYER will receive fee title to a 1/1071th undivided interest (if annually occurring) or a 1/2142th undivided interest (if biennially occurring) in said Phase.

If acquiring a Time Share Interest in Phase II, BUYER will receive fee title to a 1/1989th undivided interest (if annually occurring) or a 1/3978th undivided interest (if biennially occurring) in said Phase.

If acquiring a Time Share Interest in Phase III, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase.

If acquiring a Time Share Interest in the Dillon Phase, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase.