

DOUGLAS COUNTY, NV

**2023-1003094**

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\$40.00

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12/12/2023 08:19 AM

TIMESHARE CLOSING SERVICES

SHAWNYNE GARREN, RECORDER

**APN:** 1319-15-000-025 PTN

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

Escrow# 110050323003T

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## **Limited Power of Attorney**

**Richard Hieb and Sharon Hieb, whose address is 8545 Commodity Circle,  
Orlando, FL 32819, "Grantor"**

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

**CHRISTOPHER WINNIE**

**Document Date: 05/17/2023**

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

Prepared By: Richard Hieb  
and Return To:  
Timeshare Closing Services  
8545 Commodity Circle  
Orlando, Florida 32819

RESORT NAME: David Wafley's Hot Springs Resort and Spa

### 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 Christopher Winnie ("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*
- SA 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").
  - SA 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.
  - SA To make reservations, bank or deposit weeks, points or any other usage.
  - SA 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.
  - SA 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 17 day of May, 2023.

GRANTOR(S)

[Signature]  
Witness Signature # 1  
Print Name: MARCE MCFARLAND

[Signature]  
Grantor Signature  
Print Name: Richard Hieb

[Signature]  
Witness Signature # 2  
Print Name: Sharon Hieb  
CAROL COTE

[Signature]  
Grantor Signature  
Print Name: Sharon Hieb

State of Oregon  
County of Jackson

On May 17, 2023 before me, Carol Cote, Notary Public, personally appeared Richard Hieb and Sharon Hieb, 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.

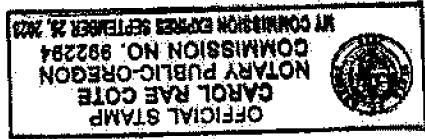
I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

\* Type of evidence Provided: Deed

WITNESS my hand and official seal  
SIGNATURE [Signature]  
Notary Public

COMMISSION EXPIRES: 9-26-23

NOTARY SEAL



## Exhibit "A"

File number: 110050323003T

An undivided fee simple ownership interest and 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: **36021002180**  
Alternate Year Time Share: **Annual** First Year Use: **2024**

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 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.

To have and to hold the same, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Walley's Property Owners Association, Inc., all other restrictions reserved unto the Developer, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.