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|-------------------------|-------------------|
| LANCASTER COUNTY, SC | |
| 2025009097 | POWER OF ATTORNEY |
| RECORDING FEES | \$25.00 |
| STATE TAX | \$0.00 |
| COUNTY TAX | \$0.00 |
| PRESENTED & RECORDED | |
| 07-11-2025 | 02:48:31 PM |
| BRITTANY GRANT | |
| REGISTER OF DEEDS | |
| LANCASTER, COUNTY SC | |
| By: TERRY PARKMAN | |
| BK:DEED 1941 PG:296-298 | |

Prepared by & Return to: TheFrickFirm, LLC

Black Hill, SC 29732

STATE OF SOUTH CAROLINA
COUNTY OF Lancaster

**SPECIFIC POWER OF ATTORNEY
TO PURCHASE REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that I,

Jameson M. Quisenberry

have made, constituted and appointed and by these presents do make, constitute and appoint

Kylie D. Quisenberry

as my true and lawful attorney-in-fact, for me and in my name, place and stead to do any manner of act which I might do or perform for myself if personally present and acting with respect to the consummation of a Purchase and Sale Agreement between **Jameson M. Quisenberry and Kylie D. Quisenberry**("Buyers"), and **Danny DaRay Bailey, Jr. and Raven Danielle Bailey** ("Seller"), with respect to the property commonly described as follows:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate lying and being in the County of Lancaster, State of South Carolina, and shown and designated as Lot 469 of Walnut Creek, Phase 4, Map 2A, shown on a plat entitled "Final Plat of Walnut Creek Phase 4 Map 2A" recorded in Plat Book 2020, at Page 286 in the Register of Deeds for Lancaster County, South Carolina, which plat is incorporated herein by reference, and such lot having such size, shape, dimensions, metes, bounds, courses, and distances, as by reference to said plat will more fully and at large appear.

DERIVATION: This being the same property conveyed to Jameson M. Quisenberry and Kylie D. Quisenberry by Deed of Danny DaRay Bailey, Jr. and Raven Danielle Bailey and recorded contemporaneously herewith in the Office of the Register of Deeds for Lancaster County, South Carolina.

Property Address: 9613 Fire Bellied Court Lancaster, SC 29720

Tax Map ID # 001E-0A-469.00

LOAN # 3564523779

Lender: Rocket Mortgage, LLC

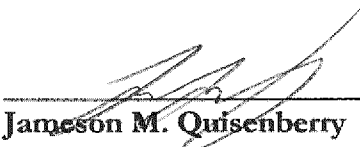
Without in any way diminishing the broad general powers just conferred, which are believed and intended to include all of the following, as well as other acts not mentioned, I do specifically authorized my attorney-in-fact, in my name and on my behalf:


1. To purchase the real estate described above and, in connection therewith to negotiate (and/or re-negotiate) the purchase price and terms therefore and issue and/or accept receipts and, wherever deemed proper, to sign agreements, closing statements, affidavits and all other documents necessary to effectuate the purchase of said property.
2. To deal generally with such property as fully as I might if personally present and acting.
3. To make all types of Contracts on my behalf with respect to the real property above described.
4. And, in general, the said attorney-in-fact is given full power and authority to do and to perform all and every act or anything whatsoever requisite or necessary to be done for the purchase and/or management of the property above described, as fully to all intents and purposes as I might or could do if personally present, including attendance of the final walk-through and any prior or subsequent walk-through of said property and I hereby ratify and confirm all that the said attorney-in-fact shall lawfully do or cause to be done by virtue hereof, it being my intent and purpose to confer upon my said attorney-in-fact the broadest possible power to be used and exercised in the discretion of my attorney-in-fact for my use and benefit.


The powers herein granted shall be deemed continuing and relate as fully to the property herein described which I own, and the powers herein conferred may be exercised repeatedly.

It is my intention that this power of attorney shall continue in effect for 90 days from the date of closing, notwithstanding my incapacity or incompetence; and my attorney-in-fact shall keep full and accurate records of all transactions for me as my agent and of all our property and the disposition thereof, and shall render to me, if competent, or to my nearest living relative if I shall be incompetent or incapacitated, at least annually inventories and accounts of all transactions of my attorney-in-fact done in my behalf; and to the extent that I am able to do so, I hereby relieve my attorney-in-fact of the responsibility and duty of filing any reports with any court.

IN WITNESS WHEREOF, I have executed the foregoing Power of Attorney this 2 day of July, 2025.

 (SEAL)
Jameson M. Quisenberry


Witness #1


Witness #2/Notary

STATE OF Cabrillo
COUNTY OF El Paso

INDIVIDUAL
ACKNOWLEDGEMENT

I, Victoria Faith Myers, a Notary Public of the County and State aforesaid, certify that **Jameson M. Quisenberry**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 2 day of July, 2025.

Victoria Faith Myers

Notary Public

NRC

Witness #1

My Commission Expires: May 16, 2028

NOTARIAL
SEAL

