

15-00

Prepared by: Brady & Kosofsky, PA, 3065-B Senna Drive, Matthews, NC 28105

STATE OF SOUTH CAROLINA  
COUNTY OF YORK

201100138640  
Filed for Record in  
YORK COUNTY, SC  
DAVID HAMILTON, CLERK OF COURTS  
07-01-2011 At 12:34 pm.  
POWER ATTY 15.00  
OR Vol 12049 Page 70 - 71

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

KNOW ALL MEN BY THESE PRESENTS, that I, **Raymond J. Stickel**, Mecklenburg County, North Carolina, hereby make, constitute, and appoint my wife, **Crystal Laney Gouge**, of Mecklenburg County, North Carolina as my true and lawful attorney-in-fact for me and in my name, place, and stead, giving unto said attorney-in-fact full power to act in my name, place and stead in any way which I could do if I were personally present, with respect to the following matter:

REAL PROPERTY TRANSACTIONS, for the **PURCHASE** of the below described property, which may include but is not limited to the following: to purchase, exchange, and acquire, and to agree, bargain, and contract for the purchase of, exchange, and acquisition of, and to accept, take, receive, and possess any interest in the below described real property, on such terms and conditions, and under such covenants, as said attorney-in-fact shall deem proper; and to maintain, repair, improve, manage, insure, purchase, subject to liens, subject to mortgages, subject to deeds of trust, hypothecate my interest in said property, and generally execute any and all closing documents required for the **PURCHASE**, under such terms and conditions, and under such covenants as said attorney-in-fact shall deem proper, of the premises located at: 3066 Clinton Dairy Road, Clover, SC 29710 and more particularly described as follows:

See Attached Exhibit "A".

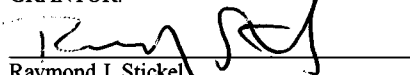
My/our Attorney-in-Fact shall not be required to file any report or regular accounting with any court regarding transactions made pursuant hereto, but shall be required to provide itemizations of such transactions to me/us at such reasonable times as to assure my informed consent to all aspects of such transactions.

All third parties, including the Sellers, the closing attorney, the title company, and their successors and/or assigns, shall be forever held harmless from any liability for any breach of this Limited Power of Attorney by my/our Attorney-in-Fact and such third parties shall be entitled to rely upon the authority granted herein and the actions taken by my/our said Attorney-in-Fact.

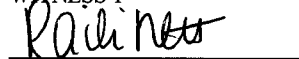
This power of attorney shall not be affected by my/our subsequent incapacity or mental incompetence.

Further, this power shall terminate on August 1, 2011, unless sooner revoked by me/us.

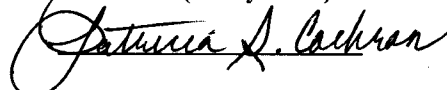
GRANTOR:

  
Raymond J. Stickel

WITNESS 1



WITNESS 2 (Notary Public)

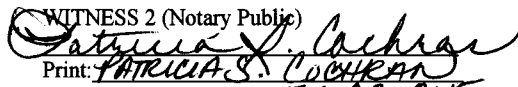


STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG


PERSONALLY APPEARED before me RAULI NETT (witness 1) and made oath that he/she saw the within named Raymond J. Stickel, sign, seal and as his act and deed deliver the within-written Deed, and that he/she, with the other witness whose signature appears above, witnessed the execution thereof.

SWORN TO before me this 29<sup>th</sup> day of June, 2011.

WITNESS 2 (Notary Public)

  
Print: PATRICIA S. COCHRAN  
My Commission Expires: FEB. 22, 2015

WITNESS

  
Print: Rauli Nett

SEAL  
**PATRICIA S COCHRAN**  
NOTARY PUBLIC  
MECKLENBURG COUNTY  
NORTH CAROLINA  
MY COMMISSION EXPIRES FEB. 22, 2015

Exhibit "A"

OK T 2049 P00070

**Tract 1:**

All that certain piece, parcel or tract of land located on Clinton Dairy Road in Bethel Township, York County, South Carolina, said tract being shown as Lot A, containing 5.000 acres and being more particularly shown on the plat of survey for Robert L. Clinton, by Joe H. Baird, PE & LS, dated February 26, 1999, said plat being recorded in Plat Book B-82 at Page 2 in the Office of the Clerk of Court for York County, South Carolina and incorporated herein by reference. Said tract is further shown on the plat of survey for Matthew S. & Denise G. Freeman, by Joe H. Baird, PE & LS, dated August 15, 2000, said plat being recorded in Plat Book B-259 at Page 4 in the Office of the Clerk of Court for York County, South Carolina and incorporated herein by reference.

Being the same property conveyed to Matthew S. Freeman by deed of Denise G. Brown dated May 29, 2002 and recorded March 31, 2006 in Book 7909 at Page 118 in the Office of the Register of Deeds for York County, South Carolina.

**Tract 2:**

All that certain piece, parcel or tract of land located near Clinton Dairy Road, Bethel Township, York County, South Carolina, containing 76 square feet and being more particularly described as follows: Beginning at an iron located 460.94 feet from Clinton Dairy Road and running thence S. 81-14-59 E. 32.71 feet to an iron; thence S. 17-00-17 W. 4.70 feet to a rebar; thence N. 72-59-73 W. 32.37 feet to an iron, this being the beginning point. The above described property is shown on a plat of survey for Matthew S. Freeman by Joe H. Baird, PE & LS, dated June 27, 2011 with said plat being recorded in Plat Book E97 Page 8, Office of the Clerk of Court for York County, South Carolina and incorporated herein by reference.

This is a portion of the property described in Deed recorded in Book 12042 Page 147, Office of the Clerk of Court for York County, South Carolina.