

Prepared by and return to:
William H. Traviss, Attorney
West Tennessee Title Insurance Agency
6060 Poplar Avenue, Suite LL20
Memphis, TN 38119
P#NA

P 5/06/08 10:59:58
BK 126 PG 16
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

LIMITED POWER OF ATTORNEY

Know all men by these presents, that I, Rosario Quiroz, the undersigned, do hereby make, constitute and appoint Sergio Baltodano, my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf, and for my use and benefit:

To sign on behalf of me, any and all documents in connection with the purchase of the real property municipally numbered and known as 2792 Briarwood Cove, City of Horn Lake, County of , State of Mississippi in accordance with and pursuant to the terms of that certain contract for sale and purchase of real estate between Sergio Baltodano and Rosario Quiroz, as Purchaser and Ron Westmoreland, as Seller(s), dated March 30, 2008, providing for a closing on or before April 30, 2008, and the purchase money loan to be made by Bank of America, in connection with said purchase. Said documents are to include, but not be limited to, the Promissory Note, Deed of Trust, Settlement Statements, negotiable instruments, and/or any documents required by the mortgage lender for purchaser or by the closing agent in connection with said purchase presently scheduled for closing in the offices of William H. Traviss.

The rights, powers and authority of said Attorney in Fact herein granted shall commence and be in full force and effect on the date hereto, and such rights, powers and authority shall remain in full force and effect thereafter until such time as the real estate closing transaction is completed, all documents signed and recorded or until this power of attorney is cancelled in writing, whichever event shall first occur.

This power of attorney shall not be affected by my disability and the authority hereby conferred shall be exercisable notwithstanding my later disability or incapacity or uncertainty as to whether or not I am dead or alive.

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Except as to the persons having actual knowledge of a modification or termination of this power of attorney, the recordation of this instrument or a copy hereof, in any land records or other appropriate records shall be conclusive as to the authority of the person designated herein to perform the functions and exercise the powers herein granted as to any such act performed prior to the date a modification or revocation hereof shall have been filed for the record in the appropriate records in the county wherein the land or any part thereof is situated.

Dated this 25 day of April, 2008.

Rosario Quiroz
Rosario Quiroz

State of Florida
County of Miami Dade

Personally appeared before me, a Notary Public of said County and State, Rosario Quiroz, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC-STATE OF FLORIDA
Dargys Segura
Commission # DD589804
Expires: OCT. 07, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Witness my hand, at office, this _____ day of April, 2008.

Dargys Segura
Notary Public

My Commission Expires: 10/7/2010