

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*

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\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\*

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Instrument #: 2020018747  
Receipt Number: 92379 **Return To:**  
Recorded As: EREC-POWER OF ATTORNEY  
Recorded On: July 28, 2020  
Recorded At: 02:47:51 PM **Received From:** SIMPLIFILE  
Recorded By: NW **Parties:**  
Book/Page: RB 12651: 273 - 276 Direct- BONVILLAIN, NICHOLAS F  
Total Pages: 4 Indirect- HAND, JOSEPH F JR

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\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$25.00  
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF Dorchester      )

**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I/we, **Nicholas F. Bonvillain and Jane Bonvillain**, constitute and appoint **Joseph F. Hand, Jr.** to act in, manage, and conduct all of my estate and all of my affairs, and for that purpose for me/us and in my/our name, place and stead, and for my/our use and benefit and as my/our act and deed, to do and execute, or to concur with persons jointly interested with me/us therein in the doing or executing, of all or any of the following acts, and things: To endorse, sign, seal, execute, and deliver any and all settlement statements, deeds, promissory notes, mortgages, affidavits and other written instruments of whatever kind and nature, as may be necessary or convenient in relation to the sale of the real property located at/described as: **158 Back Tee Circle, Summerville, SC 29485, Dorchester County, TMS 160-14-10-011.**

GIVING AND GRANTING unto our attorney-in-fact herein named above full power and authority in and about the premises, for me/us and in my/our name, place and stead, to do and execute the same as fully and amply to all intents and purposes as I/we might or could do if I/we was/were personally present, or, if the matter requires more special authority, that is hereby given, and I/we hereby ratify and confirm all and whatsoever my/our above-named attorney-in-fact shall lawfully do in and about the premises by virtue thereof.

This Limited Power of Attorney shall not be affected by physical disability or mental incompetence of the principal, which renders the principal incapable of managing his/her/their own estate. It is the intent of the undersigned that the authority conferred upon the above named shall be exercisable notwithstanding my physical disability or mental incompetence in accordance with the South Carolina Probate Code which provides that Powers of Attorney shall not be terminated by the disability or mental incompetence of the principal whenever the document creating the Power of Attorney so provides and establishes certain safeguards.

This Limited Power of Attorney shall expire on 12/31/2020 or the recording date of the deed and/or mortgage associated with this transaction, whichever occurs first.

2020061635

**Cooperative Title, LLC**  
**852 Orleans Rd. #205**  
**Charleston, SC 29407**

HAND LAW FIRM, LLC  
102 W 8<sup>th</sup> North St, Ste F  
Summerville, SC 29483  
843-225-2274

WITNESS my/our Hand and Seal, this 28<sup>th</sup> day of JUNE, in the year of our Lord 2020.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

Miguel Portilla

Witness #1

Print Name: MIGUEL PORTILLA

Nicholas F. Bonvillain

B. V. Patel

Witness #2/ALSO signs as Notary below

Print Name: BHAVIN KUMAR PATEL

STATE OF FLORIDA )

COUNTY OF Brevard )

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **Nicholas F. Bonvillain**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument this 28 day of JUNE, in the year of our Lord 2020.

B. V. Patel

(SEAL)

Notary Public

Print Name: BHAVIN KUMAR PATEL

My Commission Expires: 6/5/2021



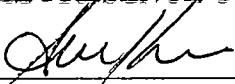
BHAVIN KUMAR PATEL  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG111512  
Expires 6/5/2021

2020061635

HAND LAW FIRM, LLC  
102 W 8<sup>th</sup> North St, Ste F  
Summerville, SC 29483  
843-225-2274

WITNESS my/our Hand and Seal, this 29<sup>th</sup> day of June, in the year of our Lord 2020.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**



Witness #1

Print Name: ARIADNE KIRKPATRICK



Jane Bonvillain



Witness #2/ALSO signs as Notary below

Print Name: SPENCER BENEVISTO

STATE OF FLORIDA )

COUNTY OF Broward )

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **Jane Bonvillain**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument this 29 day of June, in the year of our Lord 2020.

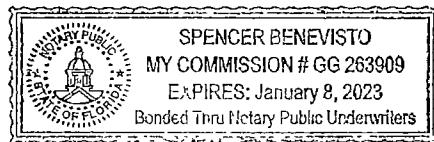


(SEAL)

Notary Public

Print Name: Spencer Benevisto

My Commission Expires: 11/8/2023



2020061635

HAND LAW FIRM, LLC  
102 W 8<sup>th</sup> North St, Ste F  
Summerville, SC 29483  
843-225-2274