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0036754 Bk: 1370 Pg: 0331

State of South Carolina,

QUIT CLAIM DEED

COUNTY OF BERKELEY

Know All Men by These Presents, That I, DOROTHY MOUZON, for and in consideration of the sum of Five & 00/100 (\$5.00) Dollars, love and affection for my son and daughter, to me paid, at and before the sealing and delivery of these presents by ORLANDO MOUZON and TIKKIA MOUZON, the receipt whereof is hereby acknowledged, have remised, released, and forever quit-claimed and by these presents do remise and forever quit-claim unto the said grantees, their heirs and assigns, all of my right, title, and interest, in and to the following described property, to-wit:

All that certain piece, parcel or lot of land within the Town limits of the Town of St. Stephen, in the County of Berkeley, and State of South Carolina, shown and designated as Lot # 28 on a Plat of land of Northwest section subdivided for W. T. Baggett by J. O. Brinson, Surveyor, dated October 1945, measuring fifty by one hundred fifty (50 x 150') feet and bounded on the Northeast by Lot # 29, on the Southeast by a 25-foot street, on the Southwest by Lot # 27 and on the Northwest by Lot # 11.

Being the same property conveyed to Frankie Mouzon and Dorothy Mouzon by Deed of Sadie L. Baggett dated November 13, 1969, and recorded at the RMC Office for Berkeley County on December 7, 1970 in Deed Book A-218, Page 66, and by Deed of Distribution from the Estate of Frankie Mouzon to Dorothy Mouzon, Tikkia Mouzon and Orlando Mouzon dated June 19, 1998, and recorded at the Office of the Register of Deeds on June 22, 1998 in Book 1360, Page 0338, and recorded at the Berkeley County Probate Court on June 26, 1998 in Estate File 95-ES-08-250.

TMS # 026-10-01-021

Doc # 0036754 EXEMPT
FILED, RECORDED, INDEXED
07/01/1998 04:53:39PM
Rec Fee: 10.00 Page: 3
Register of Deeds Berkeley Co. SC
Daphne B. Forte
1998 tot NIXON, ERNIE (S/S)

Grantees address: P.O. Box 276, St. Stephen, SC 29586

DEED DRAWN - TITLES NOT EXAMINED!

Together with all and singular, the rights, members, hereditaments and appurtenances to the

RECORDED THIS
OF
REGISTER OF DEEDS, BERKELEY COUNTY, S.C.

said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Grantees,
ORLANDO MOUZON, and TIKKIA MOUZON, their heirs and assigns, forever.

WITNESS the Hand and Seal of the Grantor this 1st day of July in the
year of our Lord one thousand nine hundred and ninety-eight and in the two hundred and twenty-first
year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Ernie R. Mifflin

Dorothy Mouzon (SEAL)
DOROTHY MOUZON

Barbara J. Mifflin

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named
Grantor sign, seal and as the Grantor's act and deed, deliver the within-written Quit Claim Deed for the uses and purposes
therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this

1st day of July, 1998

Barbara J. Mifflin (L.S.)
NOTARY PUBLIC OF

Ernie R. Mifflin
Witness

My Commission Expires: 4/5/2003

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

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AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The Property being transferred is located at St. Stephen bearing Berkeley County Tax Map Number 026-10-01-021 was transferred by Orlando Munoz and to Dorothy Munoz on July 1, 1998.
3. Check one of the following: THE DEED IS:
____ (A) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
____ (B) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, a partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
____ (C) exempt from the deed recording fee because of Ex. # 7

IF EXEMPT, PLEASE SKIP ITEMS 4-7 AND GO TO ITEM 8.

4. Check one of the following if either 3(a) or 3(b) above has been checked: Information Section: Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest, and other intangible property, the forgiveness or cancellation of a debt the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining the fair market value of consideration. In the case of realty transferred between a corporation, a partnership or other entity, and in the case of realty transferred to a trust, or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien, or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining the fair market value under the provisions of the law.
____ (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
____ (b) The fee is computed on the fair market value of the realty which is _____
____ (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check YES or NO to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If YES, the amount of the outstanding balance of this lien or encumbrance is _____
6. The deed recording fee is computed as follows:
a. the amount listed in Item 4 above: _____
b. the amount listed in Item 5 above: _____
if no amount is listed, place 0 here.
c. subtract line 6b from 6a and place amount here: _____
7. The deed recording fee due is based on the amount listed on Line 6c above and the deed recording fee due is: _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand (\$1,000.00) Dollars, or imprisoned not more than one (1) year, or both.

Ernie L. Nixon
RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION
Ernie L. Nixon
PRINT OR TYPE NAME HERE

SWORN TO BEFORE THIS 1st
DAY OF July, 1998
Barbara A. Nixon
NOTARY PUBLIC FOR South Carolina
MY COMMISSION EXPIRES: 4/6/2003