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RETURN TO:

Karesh Law Firm, P.C.
P.O. Box 848
Goose Creek, SC 29445

State of South Carolina

DEED

County of BERKELEY

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD M. AND JOAN C. CHINNIS

(hereinafter called "Grantor"), for and in consideration of the sum of THIRTY-FIVE THOUSAND (\$35,000.00) Dollars the Grantor in hand paid at and before the sealing of these presents, by

ANTHONY AND EVA ABBONIZIO

(hereinafter called "Grantee) in the State aforesaid, (receipt of which is hereby acknowledged) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the Grantee, his/her/its heirs, successors and assigns, the following described premises situated in the County of BERKELEY, State of South Carolina, to wit:

SEE PROPERTY DESCRIPTION ATTACHED HERETO

BEING the same property conveyed to the Grantors herein by Deed of HOMESTEAD LAND AND TIMBER COMPANY dated 2/22/90, and recorded in the Office of the RMC Office for BERKELEY County on 3/2/90 in Deed Book A848, at Page 82.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

TMS# 1960001028

PROPERTY ADDRESS: LOT 79, BERKELEY RUN, BERKELEY COUNTY, SC

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances the premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his/her/its heirs, Successors and Assigns forever.

And the Grantor does hereby bind himself/herself and his/her heirs, to warrant and

RECEIVED
BERKELEY COUNTY
ASSESSOR'S OFFICE
Date FEB 12 1997

forever defend all and singular the premises unto the Grantee, his/her/its heirs, Successors, and Assigns against himself/herself and his/her heirs and against every person whomever lawfully claiming or to claim the same or any part thereof.

Grantee's Address: 466-B Erskine St.
Ladson, SC 29456

Any reference in this instrument to the singular shall include the plural, and versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

THIS DEED was prepared by Karesh Law Firm, P.C., 100 Central Avenue, Suite 100, Goose Creek, SC, 29445.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal this 5th day of FEBRUARY, 1999.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness #1

Courtney A. Kuhn
Witness #2

[Signature]
EDWARD M. CHINNIS

[Signature]
JOAN C. CHINNIS

State of South Carolina)
County of BERKELEY)

PROBATE

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, says that (s)he saw the within-named Grantor sign, seal and deliver the within Deed; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this
5th day of JANUARY, 1999

[Signature] (Seal)
Notary for South Carolina
My Commission expires: 11/02/2000

[Signature]
Witness #1

FILED, RECORDED, INDEXED
02/09/1999 04:59:02PM
Rec Fee: 11.00 St Fee: 91.00
Co Fee: 38.50 Pages: 5
Issued to: KARESH, ELLEN
Register of Deeds Berkeley Co. SC
Cynthia B. Forte

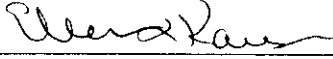
STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

AFFIDAVIT

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

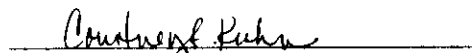
1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred by EDWARD M. AND JOAN C. CHINNIS to ANTHONY AND EVA ABBONIZIO on 2/5/99.
3. Check one of the following: THE DEED IS
 - (a) ☒ subject to the deed recording fee as a transfer for consideration 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, partner or owners 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 (exemptions 1-12) (If exempt, please skip items 4-6, and go to item 7 of this affidavit.).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$35,000.00.
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$NA.
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$NA.
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 encumbrances is \$NA.
6. The DEED Recording Fee is computed as follows:
 - (a) \$35,000.00; the amount listed in item 4 above.
 - (b) \$0.00; the amount listed in item 5 above.
 - (c) \$35,000.00; Subtract line 6b from line 6a and place the result.

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Attorney.
8. 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 dollars (\$1,000.00) or imprisoned not more than one year, or both.



Ellen L. Karesh
LEGAL REPRESENTATIVE

SWORN to before me this
5TH day of FEBRUARY, 1999.



NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 11/02/2008

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration 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 fair market value of the consideration. In the case of realty transferred between a corporation, partnership, or other entity and a stockholder, partner or owner of the 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 fair market value under the provisions of the law.

CHINNIS 024495RE

**EXHIBIT A TO DEED
PROPERTY DESCRIPTION**

Lying and being in Berkeley County, South Carolina and being known as all of Tract 79, Phase 5 of the Berkeley Run Subdivision as shown on a map thereof recorded in Map Cabinet I, Page 3, Berkeley County Public Registry.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plats or on the premises.

Being the same property conveyed to the Grantors herein by Deed of HOMESTEAD LAND AND TIMBER COMPANY dated 2/22/90 and recorded in the RMC Office of the aforesaid county on BERKELEY in Deed Book A848 , page 82.

TMS # 1960001028