

General Warranty DeedState of **South Carolina**Parcel ID Number: **265-12-05-002**County of **Berkeley**

GIBSON LAW FIRM, LLC
 Don C. Gibson
 5422 Rivers Avenue
 No. Charleston, SC 29406

Know All Men By These Presents, That

CORALENE M. McDANIEL

(hereinafter referred to as "GRANTOR") in consideration of the sum of

****SIXTY-FIVE THOUSAND AND 00/100 (\$65,000.00)*******

DOLLARS,

paid at and before the sealing of these presents, by:

EDGAR MARK GILBERT(hereinafter referred to as "GRANTEE", whose address is **5918 Hagood, Hanahan, SC 29406**)

the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, and the Grantee's Heirs and Assigns forever, all of the real estate described to wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in Yeamans Park Subdivision, Berkeley County, South Carolina, and being more particularly described as Lot Twenty-Four (24), Block "G", on a plat entitled "Map of Yeamans Park, Berkeley County, South Carolina, Surveyed by J. Philip Morgan, R.L.S., dated December 1, 1949, and recorded in Plat Book F, Page 73, in the Office of the Clerk of Court for Berkeley County, reference to which plat is hereby made for a more full and complete description.

SUBJECT to easements, restrictions, covenants, conditions and matters of record, including, without limitation, the following: matters set forth on the plat referred to above as the same may affect the within property; rules and regulations of applicable governmental authorities; and real property taxes for the year of delivery hereof.

BEING the same property conveyed to the Grantor herein by Deed of Distribution filed in the Estate of Mary G. Mathis (Berkeley County Probate Court Case No. 2000-ES-08-75), dated March 30, 2001, and recorded April 25, 2001, in the ROD Office for Berkeley County in Book 2230, at Page 292.

FILED, RECORDED, INDEXED
 04/20/2005 04:28:08PM
 Rec Fee: 10.00 St Fee: 169.00
 Co Fee: 71.50 Pages: 2
 Issued to: GIBSON, DON
 Register of Deeds Berkeley Co., SC
 Cynthia B. Forte

RECEIVED

04/20/2005

ASSESSOR
 BERKELEY COUNTY SC
 JANET BROWN JURSKO
 AUDITOR BERKELEY COUNTY SC


Together with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have and to Hold all and singular the said Premises before mentioned unto the said Grantee, and the Grantee's Heirs and Assigns forever.

And, Grantor does hereby bind itself and its heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness the Hand and Seal of the Grantor this **15th** day of **April**, **2005**

Signed, sealed and delivered in our presence:



 (Seal)
CORALENE M. McDANIEL

State of **South Carolina**County of **Charleston**

Personally appeared before me the undersigned witness and made oath that he saw the within named Grantor sign, seal and as his act and deed, deliver the within written Deed for the uses and purpose therein and that he with the other witness whose signature appears above witnessed the execution thereof.
 SWORN to before me on **April 15th, 2005**

 (SEAL)
Notary Public for South Carolina

My Commission Expires: **03/28/07**

STATE OF SOUTH CAROLINA

AFFIDAVIT

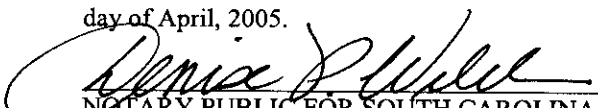
COUNTY OF \$\$

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 is being transferred by Coralene M. McDaniel to Edgar Mark Gilbert on April 15, 2005.
3. 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 stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust.
 - (c) EXEMPT from the deed recording fees because (exemption # _____)
(Explanation if required) _____
(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 \$65,000.00.
 - (b) The fee is computed on the fair market value of the reality which is \$ _____.
 - (c) The fee is computed on the fair market value of the reality 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 place zero).
 - (c) Subtract Lines 6(b) from line 6(a) 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: Grantee
8. Check if property other than real property is being transferred on this Deed.
 - (a) Mobile Home
 - (b) Other
9. DEED OF DISTRIBUTION – ATTORNEY'S AFFIDAVIT: Estate of _____, deceased, Case No. _____, Personally appeared before me the undersigned attorney, who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Representative in the Estate of _____, deceased, and that the grantees therein are correct and conform to the estate file for the above-named decedent.
10. 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 or imprisoned not more than one year, or both.


 Edgar Mark Gilbert, Grantee

SWORN to before me this 15th
 day of April, 2005.


 NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 5/19/05